

AGENDA
LAKE POINTE MUNICIPAL UTILITY DISTRICT
August 12, 2026

TO: THE BOARD OF DIRECTORS OF LAKE POINTE MUNICIPAL UTILITY DISTRICT AND ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to Chapter 551 of the Texas Government Code that the Board of Directors (“Board”) of Lake Pointe Municipal Utility District (“District”) will hold a regular meeting, open to the public, at **6:00 p.m.** on Wednesday, August 12, 2026, inside the boundaries of the District, at the Lake Pointe Community Center, 11700 Sonoma Drive, Austin, Texas 78738. One or more members of the Board may participate in this meeting remotely. A quorum of the Board will be physically present at the stated location for the meeting.

PUBLIC COMMENT

1. Receive communications from the public on items not listed on the posted agenda; *[Members of the public may sign up to speak for three minutes regarding general topics not on the posted agenda. Individual members of the public wishing to address the Board must register to speak in the 15-minute period before the meeting begins by signing up on the attendance form. Members of the public may collectively address the Board for a total of 15 minutes on items not on the current agenda under the public comment, Item 1. In accordance with the Texas Open Meetings Act, any response to a public comment that is made on an item that is not on the posted final agenda will be limited to a statement of factual information or a statement of existing policy given in response to the public comment. Any deliberation or decision by the Board must be limited to a proposal to place the subject on a future agenda. The Board, in its sole discretion, may modify the time limits.]*
2. Public Comment on Agenda Items *[Members of the public may comment on any agenda item on the posted agenda for up to two minutes per agenda item on which they comment. Individual members of the public wishing to address the Board must register to speak in the 15-minute period before the meeting begins by signing up on the attendance form. Members of the public may collectively address the Board for a total of 15 minutes on items on the current agenda under the public comment, Item 2. The Board, in its sole discretion, may modify the time limits.]*

REPORTS AND COMMITTEE MATTERS

Receive reports from committees and provider representatives and discuss, consider, and take action on reports, committees, committee structure and assignments, committee responsibilities, any proposals presented by the committees or providers, and take any related action on the following items, including:

3. Facilities Committee – (Director Jopling, Director Lewis) [6:10 p.m. – 6:30 p.m.]*
 - A. General landscape maintenance report;
 - B. Projects – proposed, new and status of approved projects;
 - C. Neighborhood Residential Construction Projects; and
 - D. Stormwater basin maintenance.
4. Outreach Committee – (Director Elam, Director Levine) [6:30 p.m. – 7:00 p.m.]*
 - A. Collaboration with the West Travis County Public Utility Agency (“WTCPUA”) on water, water transmission, water storage, wastewater treatment and related issues, including:
 - 1) Receive update from WTCPUA representative and provide direction as necessary;
 - 2) Discussion and possible action regarding appointment of Scott Roberts to the Board of Directors of the West Travis County Public Utility Agency by Hays County (Place 4); and
 - 3) Discussion and possible action regarding appointment of Andrew Clark to the Board of Directors of the West Travis County Public Utility Agency by the City of Bee Cave (Place 5).

- B. Collaboration with the Lake Pointe Homeowners' Association ("LPHOA").
- C. Collaboration with other governments and private entities on issues affecting the District.
- 5. Lake Pointe Projects Committee (Director Lewis, Director Elam) [7:00 p.m. – 8:00 p.m.]*
 - A. Report from District engineers and landscape architects on status of the following ongoing projects and take action as necessary, including without limitation approval of design plans, authorization to advertise and/or bid, award of contracts for construction, approval of pay applications and necessary change orders and approval of substantial and final completion, as appropriate.
 - 1) Lake Austin Dock Project;
 - 2) Vista Pointe Park Improvement Project;
 - 3) Trail Improvement Project;
 - 4) Wall Project;
 - 5) Monument Project; and
 - 6) New access gate at Vista Pointe Park.
 - B. Additional or revised KFM Proposals.
 - C. Approval of revised KFM preliminary engineering report.
- 6. Preserve Committee – (Director Jopling, Director Dashtara)
 - A. Issues affecting the Preserve – report and action as necessary; and
 - B. Accessibility and security issues for trailhead entrances.
- 7. Communication Committee – (Director Levine, Director Dashtara)
 - A. District's digital accounts, including updates, website, meeting transcription, and IT issues.
 - B. District's historical records and records management.
 - C. Resident communications.
- 8. Finance and Audit Committee – (Director Lewis, Director Dashtara)
 - A. Approve the District's financial reports and payment of the District's bills, invoices, and Directors' fees.
 - B. Matters related to upcoming bond issuance and related bond application report.
 - C. Discussion and possible action regarding proposed budget for fiscal year beginning October 1, 2026 and ending September 30, 2027 – Taxpayer Impact Statement Attached.
 - D. Discussion and possible action regarding proposed tax rate for 2026 tax year.
 - E. Adopt Notice of Public Hearing on Tax Rate and authorize publication of same.

MINUTES

- 9. Review and approve minutes for the July 8, 2026 regular meeting.

OTHER MATTERS

- 10. Discussion and possible action regarding homeowner violations of District construction rules and trespass and dumping on District property, including without limitation discussion of possible settlement agreement with homeowner.

11. Discussion and possible action regarding approval of letter agreement or letter of intent between the District and LPHOA concerning formation and operation of proposed joint committee to address matters related to Wall Project and Monument Project.
12. Discussion and possible action regarding Amended Resolution Designating Signatory Authority of the District.
13. Approve amended District Registration Form.
14. Approve amended District Information Form.
15. Discuss Cybersecurity Training requirement. Deadline: August 30th.
16. Executive Session. The District's Board of Directors may convene in closed or executive session at any time during the meeting for certain purposes under the Texas Open Meetings Act, Chapter 551, including but not limited to, receiving legal advice from the District's attorney (Sec. 551.071); discussing real property matters (Sec. 551.072); discussing gifts and donations (Sec. 551.073); discussing personnel (Sec. 551.074); discussing security personnel or devices (Sec. 551.076); and discussing information technology security practices (Sec. 551.089). If the Board of Directors goes into executive session to discuss any item on this agenda, the presiding Officer will announce that the Board will meet in Executive Session, will note the time, and will identify the item to be discussed, and the provision of the Open Meetings Act which authorizes the Executive Session.
17. Adjourn.

* Time periods shown in brackets above are estimates. The Board reserves the right to take up matters in a different order or at different times based upon the circumstances of the meeting.

**LAKEPOINTE MUNICIPAL UTILITY DISTRICT
("LPMUD")**

**TAXPAYER IMPACT STATEMENT
PER TEXAS GOV'T CODE §551.043(c)(2)**

LPMUD Property tax bill for the median-valued homestead for current fiscal year (at adopted rate of <u>0.134700</u> per \$100):	<u>\$1,206.38</u>
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LPMUD Estimated property tax bill for the median-valued homestead for the upcoming fiscal year if the proposed budget is adopted (at proposed rate of <u>0.138070</u> per \$100):	<u>\$1,248.60</u>
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Estimated property tax bill for the median-valued homestead for the upcoming fiscal year if a balanced budget funded at the No-New-Revenue tax rate as calculated under Chapter 26 of the Texas Tax Code is adopted:	<u>\$1,054.74</u> *
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**The No-New-Revenue Tax Rate is a rate calculated as required by statute that would provide the District with approximately the same amount of revenue it received in the previous year on properties taxed in both years. This tax rate calculation does not include the impact of additional tax revenue resulting from new construction, if any. The No-New-Revenue Tax Rate, as calculated under Chapter 26 of the Texas Tax Code, may not be capable of funding a balanced budget for the District. The No-New-Revenue Tax Rate is calculated as follows: (Last Year's Levy – Lost Property Levy) / (Current Total Value – New Property Value). The definitions of the terms "Last Year's Levy," "Lost Property Levy," "Current Total Value" and "New Property Value" are established in Texas Tax Code § 26.012.*

[Draft Budget Attached]

Lake Pointe Municipal Utility District Draft Budget

October 2026 - September 2027

Account Code	Summary Code	Account Title	Draft 2026-27 Budget
71000	Water and Irrigation	Raw Water Purchased	8,000
71003	Water and Irrigation	Potable Water Purchased	15,000
71200	Water and Irrigation	Irrigation Repairs	5,000
71202	Drainage Pond	Drainage Pond	34,500
71204	Subdivision Improvements	Landscape New	0
71205	Drainage Pond	Drainage Pond Maint(Aquatic Features)	13,500
71207	Landscaping and Maintenance	Habitat Improv Firebreak	100,000
71208	Subdivision Improvements	Park Improvements	0
71209		Security	2,200
71212	Subdivision Improvements	Subdivision Improvements	100,000
71214	Landscaping and Maintenance	Pump Maintenance	10,000
71218	Subdivision Improvements	Swin Dock	0
71300	Other	Plant Utilities	20,000
72001	Management Fees	Operations Fee	60,000
72010	Other	Appraisal District Fees	7,000
72022	Landscaping and Maintenance	Mowing/Landscaping	172,000
72023	Storm	Storm Remediation	0
72026	Landscaping and Maintenance	Tree Care	20,000
72031	Other	Office Supplies	0
72032	Other	Postage	0
72034	Other	Election Official Expense	5,000
72035	Other	Bank Charges	200
72037	Other	Storage Expense	4,500
72041	Other	Communications	20,000
72070	Other	Newspaper Ads	5,000
72099	Other	Miscellaneous Expense	5,000
78000	Legal Fees	Legal Fees	125,000
78002	Legal Fees	Legal Fees-PUA	0
78003	Legal Fees	Legal Fees-Election	5,000
78020	Director Fees	Director Fees	66,300
78021	Other	Payroll Taxes	5,100
78030	Professional Services	Audit Fees	18,500
78040	Professional Services	Engineering Fees	1,000
78041	Professional Services	Engineering Fees MS4 Permit	3,000
78043	Professional Services	Engineering Special Requests	0
78046	Professional Services	Engineering/ Pond/County/Plans	0
78100	Other	Insurance	8,000
78101	Other	Bond Expense	0

838,800

Draft 2026-27 Budget to be discussed at August 12, 2026 board meeting.