

**LAKE POINTE MUNICIPAL UTILITY
DISTRICT MINUTES
April 8, 2026**

The Board of Directors (“Board”) of Lake Pointe Municipal Utility District (“District”) met in person for a regular meeting on April 8, 2026 at 6:00 p.m., open to the public. The District posted a copy of the Notice of the meeting as required.

President Elam called the meeting to order at 6:02 p.m.

The following Board Members were present, thus constituting a quorum:

Terry Elam	President	Present
Jody Flaws	Vice President	Present
Valerie Dashtara	Secretary/Treasurer	Absent
Michael Jopling	Director	Present
David Lewis	Director	Present

Also in attendance was William Swanks with TUMCO; Doug Mains with Elite Computing, LLC; Matt Kutac with the Law Office of Matthew B. Kutac, PLLC; Blake Foree with Landscape Resources, Inc. (“LRI”); and Chris Bodine with Knight-Fowler-Millsap, LLC (“KFM”).

PUBLIC COMMENT

1. **Receive communications from the public on items not listed on the posted agenda.** None.
2. **Public Comment on Agenda Items.** None.

REPORTS AND COMMITTEE MATTERS

Receive reports from committees and provide 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 Elam, Director Jopling)**
 - A. **General landscape maintenance report;** Routine maintenance is on track, with crews focusing on oak leaf removal and spring bed cleanups.
 - B. **Projects – proposed, new and status of approved projects;** Mr. Foree reported that the landscaping on Napa Dr. is near completion, and the roundabout area in the Preserve is finished.
 - C. **Neighborhood Residential Construction Projects;** No updates. No action.

- D. Discuss, consider, and take action on the PUA Treated Effluent Irrigation feasibility study;** Director Elam reported on renewed interest in pursuing this matter. The District aims to meet with the WTCPUA representatives to explore a "win-win" scenario where the District uses treated effluent for irrigation mainly on Resaca Blvd. and Sonoma Dr., assisting the PUA with wastewater disposal. This would potentially reduce the District's reliance on potable or raw water for landscaping. No action.
- E. Stormwater basin maintenance;** Mr. Swanks reported that there are no new updates, and no maintenance needed at this time. No action.

4. Outreach Committee - (Director Elam, Director Flaws)

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;** The WTCPUA representative was absent and this item was tabled. No action.
- 2) **Proposed allocation of costs related to Lake Pointe WWTP and take action as necessary regarding such matters.** Same as A (1).

The Board discussed future sewer requirements for the Vista Pointe Park restroom. Coordination with the PUA is necessary to determine tap requirements and whether a grinder pump will be mandatory.

B. Collaboration with the Lake Pointe Homeowners’ Association (“LPHOA”), including:

The HOA representative was absent. Updates provided included the renovation of the splash pad in late April and an ongoing study for the planned HOA recreational courts. No action.

C. Collaboration with other governments and private entities on issues affecting the District;

- 1) **Work with Travis County on Resaca Boulevard condition.** The District continues to follow up with Travis County regarding the need for full road resurfacing and traffic enforcement concerns near the school. No action.

D. Regulatory matters related to Lake Austin dock project and related submission to TCEQ regarding setback exception. The District received a letter from the TCEQ stating that no setback exception is required for the dock project. Legal counsel expressed comfort moving forward and that he would provide a copy of the letter to the PUA for review. No action.

5. Lake Pointe Projects Committee (Director Flaws, Director Lewis)

- 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;** One valid bid was received from Central Texas Docs, LLC (DBA What's Up Dock). Director Lewis moved to award the contract pending finalization of terms by the project committee. Director Flaws seconded; passed 4-0.
 - 2) **Pedestrian Tailhead Parking Area Project;** The project is substantially complete. The Board discussed safety concerns regarding bollard visibility on the incline. Director Elam moved to authorize up to \$10,000 for the subcommittee to work with the contractor to remedy the bollard visibility issue. Director Jopling seconded; passed 4-0.
 - 3) **Vista Pointe Park Improvement Project;** The Board reviewed bathroom logistical challenges, including high tie-in costs and elevation issues. The project will be bid with bathroom alternates to determine ROI. No action.
 - 4) **Trail Improvement Project;** Tabled.
 - 5) **Wall Project;** A survey identified several encroachments and tree conflicts. Director Flaws moved to approve a statement of work for utility mapping and interactive tree photography and to revise the previously approved KFM survey proposal. Director Lewis seconded; passed 4-0.
- B. Initial discussion of monuments;** The Board reached a consensus to separate the monument project from the multi-year wall project to accelerate its completion. No action.
- C. Design and installation of new access gate at Vista Pointe Park;** This standalone project is moving quickly, with bids expected mid-April. No action.
- D. KFM Proposals;** Addressed under item 5 (A).

6. Preserve Committee – (Director Jopling, Director Dashtara)

- A. Issues affecting the Preserve – report and action as necessary;** The Board noted damage to metal edging along the lower Preserve pedestrian trailhead area caused by PUA activity. Separately, the board noted that certain sections of the pedestrian trailhead access road guardrail had loose steel cabling that are to be repaired to their original condition by the District manager. The Board decided to reach out to the PUA to request that they either remedy the damage or reimburse the District for repairs performed by their landscape crew (LRI). The PUA is scheduled to perform limb trimming for crane access this week. No action.
- B. Eagle Scout pedestrian trail steep hill remediation project;** Director Jopling reported that Elliot DeCou, the Scout candidate, signed the liability waiver and is presently engaged in the site assessment phase. No action.
- C. Kayak storage and license agreement;** The Board decided to table the new storage policy

and the formal resident application process until the dock construction is finalized. No action.

D. Stanchions for trail entrances; The board discussed options to prevent e-bike and vehicle access at the Carlsbad trailhead and the Sonoma pond area, including potential wall extensions. No action.

E. Volunteer initiatives and contributions; Director Jopling stated that the next neighborhood cleanup day is scheduled for May 9. No action.

7. Communication Committee - (Director Elam, Director Dashtara)

A. District's digital accounts, including updates, website, meeting transportation, and IT issues; The Board reviewed project status "blurbs" for the website and discussed simplifying the project page to improve clarity for residents. No action.

B. District's historical records and records management; Scanning of MUD 3 attorney records is ongoing. Legal counsel Kutac will review digital samples to determine which physical originals may be shredded. No action.

C. Resident communications; The committee is developing pre-approved responses for general inquiries and plans to send a bond project update email. No action.

8. Finance and Audit Committee - (Director Flaws, Director Lewis)

A. Approve the District's financial reports and payment of the District's bills, invoices, and Directors' fees; Director Flaws made a motion to approve the March Director Fees totaling \$4,199. Director Lewis seconded the motion, and the motion passed 4-0. Director Flaws made a motion to pay the outstanding March bills, totaling \$47,715.31. Director Lewis seconded the motion, and the motion passed 4-0.

B. Matters related to upcoming bond issuance and related bond application report; Director Lewis reported that there is no immediate rush to issue bonds, as projects can be funded via reserves and reimbursed later. No action.

C. Quarterly review of existing budget (any potential amendments will be presented at the next meeting); Tabled.

MINUTES

9. Review and approve minutes for the March 11, 2026, regular meeting. Director Elam moved to approve the minutes as amended. Director Jopling seconded; passed 4-0.

OTHER MATTERS

10. Discuss, consider and take action regarding homeowner violations of District construction

rules and trespass and dumping on District property. Legal counsel Kutac reported that a letter was sent to the homeowner; the District is awaiting a response from their attorney. No action.

11. Adjourn. Director Elam moved to adjourn the meeting. Director Jopling seconded the motion, and the motion passed 4-0. The meeting adjourned at 9:19 p.m.

EXECUTED this the 13th of May, 2026.



Valerie Dashtara

Valerie Dashtara, Secretary/Treasurer