

**LAKE POINTE MUNICIPAL UTILITY
DISTRICT MINUTES
March 11, 2026**

The Board of Directors (“Board”) of Lake Pointe Municipal Utility District (“District”) met in person for a regular meeting on March 11, 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	Present
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; Josiah Longbons and Blake Foree with Landscape Resources, Inc. (“LRI”); Mike Barron, West Travis County PUA representative (“WTCPUA”); Chris Bodine with Knight-Fowler-Millsap, LLC (“KFM”); and residents Elliott and Brian Decou.

PUBLIC COMMENT

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

MINUTES

3. **Review and approve minutes for the February 11, 2026 regular meeting and February 25, 2026, special meeting.** Director Elam made two motions to approve both sets of minutes as amended. Director Lewis and Director Flaws seconded; both motions passed 5-0.

PROJECTS

4. **Discuss, consider and take action on proposals and recommendations from District engineers and landscape architects for design, bidding and administration of pedestrian trailhead parking area project, Lake Austin dock project, Vista Pointe Park improvement project, trail improvement project, and wall and monument project.** Following recent rains, the District engineer (Chris Bodine of KFM) identified a need for additional drainage mitigation. Director Flaws made a motion to authorize a change order not to exceed \$8,000 for this installation. Director Lewis seconded the motion, and the motion passed 5-0.

Director Flaws moved to approve the KFM proposal for professional services related to the Pedestrian Trailhead parking area totaling \$9,500. Director Lewis seconded the motion, and the motion passed 5-0.

5. **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.**
 - A. **Pedestrian Trailhead Parking Area Improvement Project:** Substantial completion is expected by March 31, though the additional drainage mitigation may add a few days. No action.
 - B. **Lake Austin Dock Project:** A pre-bid call is set for March 25, with bids due March 30. The District continues to wait for a formal response from TCEQ regarding the intake line exception. No action.
 - C. **Vista Pointe Park Improvement Project:** The Board reviewed updated bid documents. To save costs, the planned restroom location was moved to the highest point of the park to utilize gravity for sewage rather than an expensive pump. Director Flaws moved to approve the bid documents subject to minor technical and insurance corrections. Director Lewis seconded the motion, and the motion passed 5-0. Director Flaws moved to approve the KFM engagement letter for Vista Pointe Park design and coordination, adjusted to approximately \$49,000 following the removal of the survey scope. Director Lewis seconded the motion, and the motion passed 5-0.
 - D. **Trail Improvement Project:** Tabled.
 - E. **Wall Replacement Project:** Preliminary surveys show numerous encroachment locations where the current wall is on resident property or in the right-of-way. The Board discussed the conflict between moving the wall to the property line vs. saving mature trees. Furthermore, the "Monument" portion of the project remains on hold until the wall design and survey resolutions are finalized. No action.

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:

6. **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;** Mr. Barron reported a phased wastewater rate increase of ~16% per year

over three years. WWTP #1 is operational following repairs, while the smaller WWTP #2 is currently offline for evaluation. No action.

- 2) **Proposed allocation of costs related to Lake Pointe WWTP and take action as necessary regarding such matters.** Tabled.

B. Collaboration with the Lake Pointe Homeowners' Association ("LPHOA"), including: HOA representative was absent, and this item was tabled. No action.

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

- 1) **Work with Travis County on Resaca Boulevard condition.** Director Elam reported that Travis County has stopped minor road repairs, saying the road needs full resurfacing. The District is contacting the County's resurfacing department to get a timeline, as this is handled separately from general maintenance. The District also asked about unauthorized U-turns in front of the school; County traffic engineers referred this enforcement issue to the Sheriff's Office. Director Elam will escalate both the resurfacing and traffic concerns to the County Commissioner for a permanent solution. No action.

D. Regulatory matters related to Lake Austin dock project and related submission to TCEQ regarding setback exception. Legal counsel Kutac expects a "no exception necessary" letter for the dock project shortly. No action.

7. Facilities Committee – (Director Elam, Director Jopling)

A. General landscape maintenance report; LRI has shifted to a weekly spring maintenance schedule, focusing on live oak leaf removal and spring turf management.

B. Projects – proposed, new and status of approved projects; The Board reviewed and took action on the following two maintenance proposals:

- i. **Napa Drive Improvement at Pond Fence with Sod:** Director Jopling made a motion to approve the proposal to renovate the area in front of the brown pond fence with new sod (not river rock) for a total cost of \$10,872.50. The project includes creating distinct plant beds using washed river gravel, pride of Barbados, and yellow bells. Director Elam seconded the motion, and the motion passed 5-0.
- ii. **Napa Drive Improvement North of Pond with River Rock:** Director Jopling made a motion to approve the River Rock proposal amended to include irrigated Zoysia grass in the triangle between the sidewalk and curb for an additional \$475; total project cost \$14,544. This project addresses an area where the current Bermuda grass is failing due to heavy shade. Director Elam seconded the motion, and the motion passed 5-0.

C. Neighborhood Residential Construction Projects; Tabled.

D. Discuss, consider, and take action on the PUA Treated Effluent Irrigation feasibility

study; No update, item tabled.

E. Stormwater basin maintenance; A new five-year MS4 permit was issued. The Board reviewed a TCEQ agreed order regarding a past filing omission. Director Elam moved to approve the TCEQ agreed order and pay the discounted fine of \$2,700. Director Jopling seconded the motion, and the motion passed 5-0.

8. Lake Pointe Projects Committee (Director Flaws, Director Lewis) Items A through F are redundant to Items 4 and 5; no additional action.

F. Location and design of new access gate for the Preserve;

G. Lake Austin Dock Project;

H. Pedestrian Trailhead Parking Area Project;

I. Vista Pointe Park Improvement Project;

J. Trail Improvement Project;

K. Wall Project

9. 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 Dashtara made a motion to approve the February Director Fees totaling \$8,619. Director Elam seconded the motion, and the motion passed 5-0. Director Flaws made a motion to pay the outstanding February bills, totaling \$58,194.31. Director Dashtara seconded the motion, and the motion passed 5-0.

B. Matters related to upcoming bond issuance and related bond application report; The application remains pending with Jones Heroy. No action.

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

A. Issues affecting the Preserve – report and action as necessary; The Board discussed having Austin Fire Dept add access to our current lockbox and an upgrade to Fiber internet for improved camera access. No action.

B. Eagle Scout pedestrian trail steep hill remediation project; Elliot DeCou presented a revised railing proposal using metal pipes and galvanized chain. Director Jopling made a motion to grant provisional approval for site testing (digging a test hole) and fundraising. Full approval is contingent on successful testing and proof of funds. Director Elam seconded the motion, and the motion passed 5-0.

C. Stanchions for trail entrances; Tabled.

D. Volunteer initiatives and contributions; Director Jopling moved to approve the District's assumption of risk and liability waiver for use with the Eagle Scout project and general volunteer activities. Director Elam seconded the motion, and the motion passed 5-0.

11. Communication Committee - (Director Elam, Director Flaws)


- A. **Reappoint committee members;** Director Elam made a motion to appoint Director Dashtara as the new co-chair of the Communications Committee, replacing Director Flaws. Director Lewis seconded the motion, and the motion passed 5-0.
- B. **District's digital accounts, including updates, website, meeting transportation, and IT issues;** Director Elam made a motion to approve project status blurbs, and a stormwater preservation notice for publication on the official District website. Director Jopling seconded the motion, and the motion passed 5-0.
- C. **District's historical records and records management;** General Manager Swanks reported that he had been scanning old records and placing "scanned" stickers on the physical boxes, which were then moved to a separate storage facility. He requested approval to shred originals after scanning. Legal counsel Matt Kutac said shredding depends on record content. No action.
- D. **Resident communications;** A proposed kayak storage rack clean-out notice was tabled pending a formal storage policy update and the completion of the pedestrian trailhead parking area construction. No action.

OTHER MATTERS

- 12. Discuss, consider and take action regarding homeowner violations of District construction rules and trespass and dumping on District property.** This item was discussed in Executive Session from 11:04 p.m. to 11:08 p.m. under section 551.071 of Texas Government Code for the purposes of legal advice. No action was taken in closed session. In the open session, Director Elam moved to authorize legal counsel to send a letter to the homeowner proposing a resolution. Director Lewis seconded the motion, and the motion passed 5-0. Director Elam made a second motion to authorize legal counsel to negotiate/execute a settlement agreement if terms are accepted. Director Jopling seconded the motion, and the motion passed 5-0.
- 13. Discuss, consider and take action regarding Board meeting format and order of presentation.** The Board reached a consensus to move minutes and approval of District bills to the end of the agenda and assign specific time slots for consultant presentations to improve meeting efficiency. No action.
- 14. Adjourn.** Director Lewis moved to adjourn the meeting. Director Elam seconded the motion, and the motion passed 5-0. The meeting adjourned at 11:09 p.m.

EXECUTED this the 8th of April, 2026.





Valerie Dashtara, Secretary/Treasurer