

**LAKE POINTE MUNICIPAL UTILITY
DISTRICT MINUTES
January 14, 2026**

The Board of Directors (“Board”) of Lake Pointe Municipal Utility District (“District”) met in person for a regular meeting on January 14, 2026 at 6:00 p.m., open to the public. The District posted a copy of the Notice of the meeting as required.

Vice President Flaws 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; Blake Foree with Landscape Resources, Inc. (“LRI”); Pat Sinnott, Lake Pointe Homeowners Association representative (“LPHOA”); Mike Barron, West Travis County PUA representative (“WTCPUA”); Luis Hidalgo with Knight-Fowler-Millsap, LLC (“KFM”); and Rebecca McAnally with Maxwell Locke & Ritter (“ML&R”) Financial Statement Assurance & Advisory.

PUBLIC COMMENT

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

AUDIT REPRESENTATION

- 3. Presentation of the audit for fiscal year ended September 30, 2025, review and acknowledge any reports to management, and take action to approve the audit and file same.** Rebecca McAnally delivered the audit report, issuing an unmodified opinion, which represents the highest level of assurance an external auditor can provide. Director Flaws made a motion to approve the audit and authorize the filing requirements with TCEQ. Director Dashtara seconded the motion, and the motion passed 4-0. (President Elam joined the meeting 5 minutes after the motion was approved).

MINUTES

4. **Review and approve minutes for the December 10, 2025 regular meeting.** Director Flaws made a motion to approve the meeting minutes from the regular session of December 10th as presented. Director Jopling seconded the motion, and the motion passed 5-0.

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:

5. **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 Mr. Barron updated the Board on several infrastructure and regulatory matters, noting that a planned wastewater rate increase was delayed due to new cost data and reporting that Wastewater Treatment Plant (WWTP) #2 is now in "very good shape" following structural repairs. Conversely, the aging WWTP #1 is being considered for decommissioning due to significant maintenance issues. Regarding the Lake Austin dock project, Mr. Barron indicated that the WTCPUA would support a variance or waiver for the dock’s proximity to their water intake lines, suggesting the TCEQ’s distance restriction might only apply to public docks. No action.
 - 2) **Proposed allocation of costs related to Lake Pointe WWTP and take action as necessary regarding such matters.** Per Mr. Barron, there has been no further discussion on this. No action.

- B. **Collaboration with the Lake Pointe Homeowners’ Association (“LPHOA”), including:** Ms. Sinnott (LPHOA) reported on clubhouse updates and potential plans for a "littles" playground in Napa Park. General Manager Swanks confirmed that all electric meters were successfully converted to the District. 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 a work order is logged for road repairs, but no action has been taken by the County yet. No action.

6. **Facilities Committee – (Director Elam, Director Jopling)**

- A. **General landscape maintenance report;** LRI reported completion of previous removals and river rock installations. Maintenance has shifted to a winter schedule. No action.

- B. Projects – proposed, new and status of approved projects;** previous approved proposals are complete; longer-term projects remain under evaluation. No Action.
- C. Neighborhood Residential Construction Projects;** The District received notice of one new home construction project on Carlsbad. No action.
- D. Discuss, consider, and take action on the PUA Treated Effluent Irrigation feasibility study;** This item was tabled. No action.
- E. Stormwater basin maintenance;** General Manager Swanks reported on the District's MS4 permit renewal process and the annual report. The Board also discussed potential dog park locations. No action.

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

- A. Discuss, consider and take action on proposals and recommendations from District engineer 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;** The committee provided an update and took action on the items discussed in sections B through F.

B. Pedestrian Trailhead Parking Area Project;

- 1. Discussion of parking area alternatives;** The Board reviewed three alternatives to expand capacity.
 - *Option 1:* This design proposed entering at a higher point on the road and widening the area. It required significant excavation and the use of many quarry blocks, with an estimated cost of \$157,000.
 - *Option 2:* This alternative was essentially the same as Option 1 but utilized a reverse flow of traffic. While it offered better control for drivers, it provided fewer parking spots and cost approximately \$156,000.
 - *Option 3:* This alternative proposed nose-to-nose parking that utilizes the existing road as the maneuvering space for entering and exiting spots. This significantly reduced the need for expensive grading and the number of quarry blocks, dropping the estimated cost to approximately \$79,000.
- 2. Approval of design;** The Board unanimously approved the preliminary design for Option 3. Key features and requests for the final design include:
 - *Cost-Effectiveness:* This design uses fewer quarry blocks to separate head-to-head cars and wheel stops to designate specific spots, while significantly lowering the cost of the project.
 - *Golf Cart Access:* The Board requested a designated area for golf carts and motorized "mules" to the left of the entrance to prevent them from taking up full-sized car spots or rolling down the hill.
 - *Loop System:* The design incorporates a one-way loop system with clear "one way" and "do not enter" indicators to prevent congestion.
- 3. Authorize bidding, including advertisement if necessary;** Because

the cost is under \$150,000, the District is not required to go through the formal public advertisement process in the newspaper. However, they are still required to solicit three written bids. The engineer was tasked with requesting at least three bids to present for final approval at the February 11, 2026, meeting. Director Flaws made motion to approve the Option 3 preliminary design and authorize KFM to put out a bid. Director Lewis seconded the motion, and the motion passed 5-0.

C. Lake Austin Dock Project

1. **Status of bidding;** The Board coordinated with Aqua Permits to move the proposed day dock to the exact location of the existing dock to ensure no new structures are built closer to the water intake lines. The project has been split into two parts for bidding: the day dock and the swim dock. Advertising began in early January, with the final wave of advertisements scheduled for Friday, January 16. No action.

D. Vista Pointe Park Improvement

1. **Approval of design;** The Board reviewed and approved a conceptual design featuring a new bathroom facility, a kitchen/grill station with a sink, and new swings with a shade cover. Key technical details include a raw water storage tank to use non-potable water for irrigation and toilets, which is expected to pay for itself in five years.
2. **Authorize bidding, including advertisement if necessary;** Director Flaws made a motion to approve the design for the Vista Pointe Park improvements and authorize advertising and bidding for the project, excluding the gate and fence. The fence and gate were excluded from this bid package to prevent design delays related to those items from stalling the overall park improvements. Director Lewis seconded the motion and the motion passed 5-0. Director Elam initialed the corresponding scope items for the KFM proposal related to the project.

E. Trail Improvement Project

1. **Approval of design;** This project concerns the "Lake Trail" leading from the parking lot to the swim dock. The Board reviewed three surfacing options: decomposed granite (\$27,500), pervious concrete trail (\$51,500), and a composite wood boardwalk (\$86,000).
2. **Authorize bidding, including advertisement if necessary;** The Board tabled the approval of the design and bidding authorization. They requested more visuals and a focus on material continuity between the trail and the new dock flooring before proceeding. No action.

B. Wall and Monument Project

1. **Discussion of recent surveys;** The survey work is ongoing to identify "conflicts" where the existing wall encroaches on homeowner property.
2. **Update on status of design.** The design is currently on hold until the survey team provides a lot-by-lot report of these encroachments. Once finalized, the District will need to secure easements from Travis

County and individual homeowners. The "Monument" portion of the project is currently on hold until the surveys are complete, and the wall designs are approved.

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 Dashtara made a motion to approve the December Director Fees totaling \$3,536. Director Flaws seconded the motion, and the motion passed 5-0. Director Flaws made a motion to pay the outstanding December bills, totaling \$65,278.83. Director Dashtara seconded the motion, and the motion passed 5-0.

Director Lewis provided a snapshot of the District's accounts for the 2025 calendar year, reporting that the District earned approximately \$160,000 in interest and gains on its holdings.

- B. Matters related to upcoming bond issuance and related bond application report;** Because the District maintains a healthy cash balance, the Board discussed a strategy to pay for several upcoming projects—specifically the parking pad, dock, and potentially the monument—upfront with existing cash. The District then intends to seek reimbursement for these expenditures once the bond proceeds are officially issued.

- C. Quarterly Budget Review;** Under new statutory requirements for transparency, any proposed budget amendments must be posted on the District's website or attached to the meeting agenda before they can be adopted. Director Flaws stated that during the first quarter of the fiscal year, the District's total expenditure was \$211,000, aligning closely with the prorated budget allocation of \$195,000. The Board concluded that no material budget changes were necessary at this time and resolved to implement amendments on a quarterly basis going forward. No action.

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

- A. Issues affecting the Preserve – report and action as necessary;** General Manager Swanks reported that the Preserve gate is scheduled for repair this weekend. No action.

- B. Options to addressing steep hill in the Preserve;** The Committee concluded that handrails are the only sustainable solution due to erosion. No action.

- C. Proposed Boy Scout project;** In his meeting with Director Jopling, Elliot DeCou, a neighborhood resident, proposed an Eagle Scout project to install the handrails using wood/metal posts connected by chain. Elliot aims to perform the work in the March/April timeframe, which provides a window after the winter freeze but before the ground becomes too hard to dig during the summer heat. The Board and committee were highly supportive of the initiative, noting that Elliot has prepared a sketch of the layout and will likely formally present his proposal at the next Board meeting. No action.

- D. Stanchions for trail entrances;** The board discussed the need for barriers at the Carlsbad trailhead to prevent motorized vehicle access while allowing fire department entry. No action.

E. Volunteer initiatives and contributions; Director Jopling reported that the trail cleanup day has been scheduled for January 24th. No action.

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

A. District's digital accounts, including updates, website, meeting transportation, and IT issues; The IT consultant, Doug Mains, is developing a projects panel for the website to provide residents with status updates on the bond projects. No action.

B. District's historical records and records management; The Board discussed a 7-year retention rule for scanning and shredding old financial records to reduce the volume of physical boxes. No action.

C. Resident communications; A reminder about bulk trash pickup and the closure of the Eco Depot was discussed. No action.

OTHER MATTERS

11. Discuss, consider and take action regarding regulatory matters related to Lake Austin dock project and related submission to TCEQ; Legal counsel, Matt Kutac, is submitting a formal request to the TCEQ regarding the dock's proximity to intake lines. The request will seek confirmation from the TCEQ that no exception is necessary, or alternatively request an exception. No action.

12. Discuss, consider and take action regarding homeowner violations of District construction rules and trespass and dumping on District property; The Board convened in Executive Session at 9:44 PM under section 551.071 of Texas Government Code for the purposes of legal advice on this item. The Board reconvened in Open Session at 10:08 PM. No action was taken in closed session.

13. Discuss, consider, and take action on obtaining/renewing Director's bonds and insurance; General Manager Swanks committed to double-checking the specific renewal dates for both the bonds and the insurance policies to confirm the District's current status. The Board determined that if any policies or bonds are found to require immediate approval for renewal, the item will be placed on the February 11, 2026, agenda for formal action. No action.

14. Discuss, consider and take action on amendment and filing of District Registration Form; Director Elam moved to approve the form subject to correcting the spelling of his name; Director Lewis seconded, and the motion passed 5-0.

15. Review and approve Amended Resolution Adopting an Updated Code of Ethics and Financial Investment, Travel and Professional Services Policy; Adopting Investment Strategies; Designating Qualified Brokers and Designating Investment Officers; Director Elam moved to approve the annual renewal of the resolution; Director Dashtara seconded, and the motion passed 5-0.

16. Adjourn. Director Flaws moved to adjourn the meeting. Director Lewis seconded the motion, and

the motion passed 5-0. The meeting adjourned at 10:09 p.m.

EXECUTED this the 11th of February, 2026.



Valerie Dashtara
Valerie Dashtara, Secretary/Treasurer