

**LAKE POINTE MUNICIPAL UTILITY  
DISTRICT MINUTES  
FEBRUARY 25, 2026**

The Board of Directors (“Board”) of Lake Pointe Municipal Utility District (“District”) met in person for a special session on February 25, 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 6:00 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 (left approx. at 7:15)

Also in attendance was William Swanks with TUMCO; Matt Kutac with the Law Office of Matthew B. Kutac, PLLC; Chris Bodine and Luis Hidalgo 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. Lake Pointe Projects Committee (Director Flaws, Director Lewis)**

**A. Pedestrian Trailhead Parking Area Project**

- 1) Review of bids received for project;** The Board reviewed updated bids from CMA and La Copa Ventures, corrected for the removal of sales tax and inclusion of insurance related costs. Chris Bodine (KFM) recommended accepting the bid from CMA despite a higher initial bid of approximately \$169,000, noting that CMA offers superior insurance, bonding, and project supervision, which reduces the District's overall risk.

- 2) **Discuss, consider and take action on award of contract, issuance of notice to proceed and execution of contract for project.** Director Flaws made a motion to award the contract to CMA pending KFM's confirmation of a reduction in the contract price to less than \$150,000.00. Director Lewis seconded the motion, and the motion passed 5-0.

**B. Vista Pointe Park Improvement Project: Discuss, consider and take action on approval of design and authorize bidding of project.** The Board reviewed the bidding package's status. KFM advised a short delay for an additional technical review, focusing on utility requirements, to clarify documentation for bidders. The Board requested detailed specifications instead of a broad "design-build" model to enable direct bid comparisons and prevent material disputes.

Director Elam asked KFM to modify their standard Project Status Report (PSR) to include an executive summary. The District plans to use this summary for website updates. KFM's Chris Bodine agreed to review the request to determine the feasibility and long-term sustainability of the suggested edits.

4. **Adjourn.** Director Elam moved to adjourn the meeting. Director Flaws seconded the motion, and the motion passed 4-0. The meeting adjourned at 7:25 p.m.

SIGNED this the 11<sup>th</sup> day of March, 2026.



Valerie Dashtara, Secretary/Treasurer