

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

The Board of Directors (“Board”) of Lake Pointe Municipal Utility District (“District”) met in person for a regular meeting on February 11, 2026, at 7:00 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 7:03 p.m.

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

Terry Elam	President	Present
Jody Flaws	Vice President	Absent
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; Josiah Longbons and Blake Foree with Landscape Resources, Inc. (“LRI”); Pat Sinnott, Robert Graham, and Pawel Kolenda, Lake Pointe Homeowners Association representatives (“LPHOA”); and residents Elliott Decou, Jim and Shannon Norris.

PUBLIC COMMENT

- 1. Receive communications from the public on items not listed on the posted agenda.** Resident Mr. Norris expressed frustration regarding persistent odors from the WTCPUA wastewater plant near Santee Drive, noting the smell had been severe for two weeks. Ms. Sinnott added that WTCPUA is holding a special meeting on February 19 to discuss recommendation to decommission the smaller of the two Plants that apparently is causing the issue.

Resident Mr. Kolenda requested an easement to install a privacy fence and landscaping on District land adjacent to his property to buffer his backyard from the community trail.

Mr. Kolenda also proposed a collaborative LPHOA initiative to install outdoor fitness equipment along District trails.

- 2. Public Comment on Agenda Items.** None.

MINUTES

- 3. Review and approve minutes for the December 10, 2025 regular meeting.** Director Elam made a motion to approve the meeting minutes from the regular session of January 14th as presented. Director Jopling seconded the motion, and the motion passed 3-0.

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:

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; both items (1) and (2) were tabled. 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: Ms. Sinnott reported the LPHOA is considering an enclosed, multi-use (pickleball and basketball) facility. Discussions on the budget to accomplish this project are still underway. Ms. Sinnott also shared the plans to install a fenced and shaded “littles” playground in Napa Park, adjacent to the larger place scape.

Both HOA and MUD boards discussed a joint effort to place QR codes at mail kiosks and trailheads. These codes would link residents to a directory that clearly categorizes different community issues, helping them determine whether a matter is the responsibility of the MUD, HOA, or WTCPUA. 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 while Travis County has performed minor repairs on Resaca Boulevard, it remains in need of resurfacing. The Board also discussed traffic safety issues regarding unauthorized U-turns in front of the elementary school. No action.

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

A. General landscape maintenance report;

LRI reported that winter cutbacks are approximately 80% complete. Due to warm February temperatures, irrigation is being adjusted to ensure plant health, and liquid pre-emergent application for turf management will begin shortly. No action.

B. Projects – proposed, new and status of approved projects;

The Board reviewed and took action on the following three maintenance proposals:

- i. **Boat Dock Turn Around Clean Up:** Director Jopling made a motion to approve the project that involves removing small cedar trees, pruning a Red Oak tree, cutting remaining vegetation to grade, and hauling off all debris for a total cost of \$680. Director Elam seconded the motion, and the motion passed 3-0.
- ii. **Boat Dock Drive Rock Clean Up:** Director Jopling made a motion to approve the proposal that focuses on cleaning up rocks and soil along the drive, due to erosion from the woods, back to the edge of the drive where necessary, and haul off and dispose of all debris offsite, for a total cost of \$1,360. Director Elam seconded the motion, and the motion passed 3-0.
- iii. **Boat Dock Drive Brush and Visibility Clean Up:** Director Jopling motioned to approve this project that aims to address brush piles and visibility issues along Boat Dock Drive, for a total cost of \$1,360. Director Elam seconded the motion, and the motion passed 3-0.

C. **Neighborhood Residential Construction Projects;** The District received one request regarding a garage door color change, which was forwarded to the HOA. No action.

D. **Discuss, consider, and take action on the PUA Treated Effluent Irrigation feasibility study;** No update, item tabled.

E. **Stormwater basin maintenance;** General Manager Swanks reported that unauthorized dirt bike tracks and wooden jumps were discovered in the Sonoma water quality pond. The structures were removed, and the Board discussed the liability and potential misdemeanor violations related to motorized vehicles in detention ponds. Item left open for Executive Session for the purpose of legal advice. * No action was taken in the closed session.

6. **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;** Mr. Kutac noted that KFM had submitted updated proposals for the Pedestrian Trailhead Parking Area Project and the Vista Pointe Park Project, which were included on the Google Drive. The committee provided an update and took action on the items discussed in sections B through F.

B. **Discuss, consider and take action on outstanding engineering invoices related to pending projects;** Following discussion in Executive Session, Director Elam moved to approve the payment of outstanding KFM engineering invoices totaling \$40,622.83.* Director Lewis seconded, and the motion passed 3-0.

C. **Discuss and approve location and design of new access gate for the Preserve;** The Board reached a consensus to pursue a sliding gate design for the Preserve entrance due to its superior strength and smaller footprint compared to swinging designs. No action.

D. Lake Austin Dock Project

1. **Review bid process to date and discuss, consider and take action on bids received and recommendation of District engineer, including possible Board action on award of contract.** The Board received only one bid, which was late. Director Lewis moved to reject the late bid and re-authorize a formal advertisement for the project with a longer 30–45-day bidding window. Director Elam seconded, and the motion passed 3-0.

E. Pedestrian Trailhead Parking Area Project;

1. **Discuss, consider and take action on bids received and recommendation of District engineer, including possible Board action on award of contract.** The Board reviewed two bids. However, the Board expressed concern over significant price discrepancies for specific materials (chain vs. cable) and KFM's failure to adequately vet the submissions. The item was tabled pending further review.

F. Vista Pointe Park Improvement

1. **Approve survey and related addition to scope of services for District engineer;** The District engineer (KFM), submitted a revised proposal in the morning before the meeting. This new version was designed to be more cost-effective by removing the full-scale civil design plans and surveys that were initially proposed. In their place, a more targeted survey scope was added back specifically for utility location and restroom access planning. No action.
2. **Approval of design and updated bid package;** The project design remains centered on the installation of a new bathroom facility, a kitchen/grill station, and new swings with shade covers. A key technical addition is a raw water storage tank, which will use non-potable water for irrigation and toilets to save costs over time. As previously decided, the gate and fence are excluded from this specific bid package to prevent design delays from stalling the broader park improvements. No action.
3. **Authorize bidding.** Since the revised proposals were delivered hours before the meeting, the Board discussed authorizing President Terry Elam to execute the documents only after the Lake Pointe Projects Committee had a proper chance to review the final details. No action.

G. Trail Improvement Project

1. **Update on status of design and preparation of bid package;** This project focuses on the "Lake Trail" connecting the trailhead parking area to the swim dock. While three surfacing options were previously

discussed—decomposed granite, pervious concrete, and a composite wood boardwalk—the Board tabled the design approval to ensure the materials used for the trail are coordinated with the flooring of the new dock. No action.

2. **Approval of design and bid package and authorize bidding if timely;** Tabled.

H. Wall Project

1. **Discussion of recent surveys;** The survey was inconclusive and requires further review and discussion. No action.
2. **Update on status of design and any required permits, approvals or easements.** The Board determined they cannot make a "blanket statement" for the entire neighborhood and will instead address these boundary issues on a case-by-case and household-by-household basis. No action.

7. 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 Elam made a motion to approve the January Director Fees totaling \$6,188. Director Lewis seconded the motion, and the motion passed 3-0. Director Lewis made a motion to pay the outstanding January bills, totaling \$53,159.65. Director Elam seconded the motion, and the motion passed 3-0.

B. Matters related to upcoming bond issuance and related bond application report; Jones Heroy continues work on the application; no action.

C. Approve the District's Quarterly Investment Report; Director Lewis moved to approve the quarterly investment report as presented. Director Elam seconded the motion, and the motion passed 3-0.

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

A. Issues affecting the Preserve – report and action as necessary; This item was discussed in Executive Session. * No action.

B. Eagle Scout pedestrian trail steep hill remediation project; Candidate Elliot DeCou presented a proposal to install a handrail on the "steep hill" in the Preserve using metal poles and chains to prevent erosion and assist hikers. The Board requested additional information regarding material longevity and a formal presentation at the next meeting. No action.

C. Stanchions for trail entrances; Tabled.

D. Volunteer initiatives and contributions; The January 31 trail cleanup was a success; the Committee intends to schedule another event for spring.

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

A. District's digital accounts, including updates, website, meeting transportation, and IT issues; The Board requested that KFM provide monthly written project status reports one

week prior to each meeting to ensure the District website remains up to date. No action.

B. **District's historical records and records management;** Mr. Swanks reported approximately 62 boxes remain to be scanned. The Board discussed shredding old financial records (older than 5 years) to reduce storage costs. No action.

C. **Resident communications;** No update, no action.

OTHER MATTERS


10. **Discuss, consider and take action regarding regulatory matters related to Lake Austin dock project and related submission to TCEQ regarding setback exception;** Legal counsel Kutac reported that TCEQ staff indicated the dock project will likely not require a formal exception. The Board requested moving this item to the "Outreach" section for future agendas. No action.

11. **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. * No action was taken in closed session.

**Executive Session:* The Board convened in Executive Session at 10:03 PM under section 551.071 of Texas Government Code for the purposes of legal advice on the Items 5(E), 6(B), 8(A) and 11. The Board reconvened in Open Session at 11:01 PM. No action was taken in closed session.

12. **Adjourn.** Director Elam moved to adjourn the meeting. Director Jopling seconded the motion, and the motion passed 3-0. The meeting adjourned at 11:02 p.m.

EXECUTED this the 11th of March, 2026.



Valerie Dashtara, Secretary/Treasurer

