

**LAKE POINTE MUNICIPAL UTILITY
DISTRICT MINUTES
December 10, 2025**

The Board of Directors (“Board”) of Lake Pointe Municipal Utility District (“District”) met in person for a regular meeting on December 10, 2025 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 6:03 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 Longbonds and Blake Foree with Landscape Resources, Inc. (“LRI”); 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.

MINUTES

- 3. Review and approve minutes for the November 12, 2025 regular meeting.** Director Flaws made a motion to approve the meeting minutes from the regular session of November 12th as amended. Director Lewis 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:

- 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.
- 2) **Proposed allocation of costs related to Lake Pointe WWTP and take action as necessary regarding such matters.** This item was reserved for Executive Session to receive legal advice. * No action was taken in the closed session.

B. Collaboration with the Lake Pointe Homeowners' Association ("LPHOA"), including:

- 1) **Transfer of certain electric utility accounts from LPHOA to the District;** General Manager Swanks reported that the utility transfer is scheduled for completion this Friday, with an estimated monthly cost of \$700. No action.

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

- 1) **Work with City of Bee Cave on wall graffiti and irrigation issues;** The wall graffiti has been resolved, but the Board noted ongoing irrigation issues on the fields near Bee Cave. Director Elam expressed concern that the malfunctioning system is creating water waste in the open fields between the District's wall and Bee Cave Pkwy. Director Elam intends to check back to see if the issue persists and continue seeking a resolution with the appropriate parties. No action.
- 2) **Work with Travis County on Resaca Boulevard condition.** Director Elam opened a work order with Travis County to repair the condition of the boulevard. An update will be provided in the next session. No action.

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

- A. **General landscape maintenance report;** LRI reported that contractual fall mulch and turf management (pre-emergence and fertilizer) are 100% complete. No action.
- B. **Projects – proposed, new and status of approved projects;** The Board approved the following proposals:
 - i. **Scenic Overlook removals:** Director Jopling made a motion to approve the removal of invasive Mesquite, Huisache, and Mexican Palo Verde trees and root systems for \$3,510. Director Elam seconded the motion, and the motion passed 5-0.
 - ii. **Resaca East Side River Rock:** Director Jopling made a motion to approve the replacement of mulch with river rock to address drainage washout for \$3,836. Director Elam seconded the motion, and the motion passed 5-0.

C. Neighborhood Residential Construction Projects; The District received notice of one new home construction project. 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; No new updates. No action.

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

A. Authorize any further scope items under approved proposals from District engineer for design services related to wall, park, dock and dock access route projects, to include discussion of design concepts and Committee coordination with District engineer; The committee provided an update and took action on the following items.

- i. Vista Pointe Park Improvements:** Director Lewis made a motion to authorize KFM to proceed with design the Vista Pointe Park Project based on presented scope, authorized the Board President to sign the revised proposal for design services. Director Flaws seconded the motion, and the motion passed 5-0.
- ii. Parking Pad/Trailhead:** The Board requested a redesign to include diagonal parking and a one-way loop system to improve safety and capacity. No action.
- iii. Trail Options:** KFM presented three options for the trail from the stairs to the swim dock for the board to consider: decomposed granite, pervious concrete trail, and composite boardwalk. No action.

B. Discuss, consider and take action on proposed contract documents and plans for Lake Austin Boat Dock Project; This item was reserved for Executive Session to receive legal advice. * In the open session Director Elam made a motion to instruct the legal counsel to contact the TCEQ regarding a conditional exception request for the dock project. Director Lewis seconded the motion, and the motion passed 5-0.

C. Review of recently performed surveys within the District and take action as necessary in connection with the wall project; KFM noted that the wall survey appeared to be missing information and scheduled a site walk with a wall contractor. No action.

D. Discuss, consider and take action on proposed contract documents and plans for Vista Pointe Park Improvement project; This item was discussed in 6A. No action was taken.

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 Dashtara made a motion to approve the November Director Fees totaling \$5,525. Director Flaws seconded the motion, and the motion passed 5-0. Director Flaws made a motion to pay the outstanding November bills, totaling \$43,632.28. Director Dashtara seconded the motion, and the motion passed 5-0.

The Board resolved to implement quarterly budget amendments starting in January to comply with new legislative posting requirements.

B. Matters related to upcoming bond issuance; This item was discussed under section 11.

8. Preserve Committee – (Director Jopling)

A. Issues affecting the Preserve – report and action as necessary; General Manager Swanks reported that the firebreak clearing behind the park is scheduled to begin next week. The Preserve gate repair is pending for approximately \$3,000.

Director Elam made a motion to appoint Director Dashtara to the Preserve Committee to co-chair with Director Jopling. Director Lewis seconded the motion, and the motion passed 5-0.

B. Volunteer initiatives and contributions; Director Jopling reported that the trail cleanup day has been moved to January due to holiday scheduling. No action.

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

A. District's digital accounts, including updates, website, meeting transportation, and IT issues; The Board discussed creating individually editable project panels for the website to provide bond project status updates to residents.

B. District's historical records and records management; No action; the item was tabled.

C. Resident communications; A Christmas tree disposal notice will be sent on approximately December 23rd. No action.

OTHER MATTERS

10. Discuss, consider and take action regarding regulatory matters related to Lake Austin dock Project; This item was addressed during Executive Session for the purpose of legal advice*. This item was addressed under section 6(B).

11. Discuss, consider and take action regarding authorization of District engineer to prepare and submit a bond application report in support of the issuance of unlimited tax bonds by the District for park and recreational facilities, adoption of an order authorizing application for approval of project and park and recreational facilities bond issue by the Texas Commission on Environmental Quality, and take other actions as necessary in connection therewith; Director Lewis made a motion to approve a proposal from Jones - Heroy & Associates to prepare the bond application report for a fee stated in the agreement. Director Flaws seconded the motion, and the motion passed 5-0. Director Lewis also motioned to adopt an Order authorizing application for approval of project and recreational facility bond issue by the TCEQ. Director Flaws seconded the motion, and the motion passed 5-0.

12. Discuss and take action regarding homeowner violations of District construction rules and trespass and dumping on District property; This item was addressed during Executive Session for the purpose of legal advice. * No action was taken in the closed session.

*Executive Session: The Board convened in Executive Session at 8:34 PM under section 551.071 of Texas Government Code for the purposes of legal advice on the Items 4(A)(2), 6(B)/10, and 12. The Board reconvened in Open Session at 9:20 PM. No action was taken in closed session.

13. Adjourn. Director Elam moved to adjourn the meeting. Director Jopling seconded the motion, and the motion passed 5-0. The meeting adjourned at 9:20p.m.

EXECUTED this the 14th day of January, 2026.



Valerie Dashtara

Valerie Dashtara, Secretary/Treasurer