LAKE POINTE MUNICIPAL UTILITY DISTRICT MINUTES
July 8, 2026

The Board of Directors ("Board") of Lake Pointe Municipal Utility District ("District") met in person for a regular meeting on July 8, 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 6:04 p.m.

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

Terry Elam	President	Present
Michael Jopling	Vice President	Present
Valerie Dashtara	Secretary/Treasurer	Present
David Lewis	Director	Present
Adam Levine	Director (appointed and sworn in during the meeting)	Present

Also in attendance was William Swanks with TUMCO; Doug Mains with Elite Computing, LLC; and Matt Kutac with the Law Office of Matthew B. Kutac, PLLC. In addition, Blake Foree with Landscape Resources, Inc. ("LRI"); and Chris Bodine with Knight-Fowler-Millsap, LLC ("KFM") were present for portions of the meeting.

PUBLIC COMMENT

1. **Receive communications from the public on items not listed on the posted agenda**. None.

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

ADMINISTRATIVE MATTERS

3. **Discuss, consider and take action regarding Board vacancy. This item may include discussions with candidates, deliberation regarding selection of a candidate and adoption of an Order Appointing Director.** The Board interviewed resident Adam Levine, who highlighted his legal background and prior board experience. Director Lewis moved to appoint Adam Levine to the Board of Directors. Director Dashtara seconded the motion, and the motion passed 4-0. Mr. Levine was subsequently sworn into office.

4. **Re-elect officers**. President Elam moved to approve the current slate of officers (Terry Elam, President; Michael Jopling, Vice President; Valerie Dashtara, Secretary/Treasurer) with the addition of Adam Levine as a Director. Director Dashtara seconded the motion, and the motion passed 4-0.

5. **Discuss, consider and take action regarding appointment of committee members.** The Board approved the following committee changes:

- President Elam moved to appoint Director Levine to co-chair the Communications Subcommittee with Director Dashtara. Director Dashtara seconded the motion, and the motion passed 5-0.

- President Elam then moved to appoint Director Levine to the Outreach Subcommittee, replacing Director Jopling. Director Jopling seconded the motion, and the motion passed 5-0.

6. **Discuss, consider and take action regarding other administrative matters related to appointment of Director to fill vacancy, including without limitation bank signature cards and access to District accounts.** President Elam moved to approve the new bank signature cards and account access to include Director Levine. Director Dashtara seconded the motion, and the motion passed 5-0.

DIRECTOR ELECTION

7. **See Supplemental Agenda for election.**

    1. *Order Calling Director Election for November 3, 2026:* President Elam moved to approve the order. Director Lewis seconded, and the motion passed 5-0.

    2. *Appointment of Agent*: Director Elam moved to approve the Resolution authorizing Ms. Hahn at Winstead PC to perform the duties of the Secretary during the election. Director Dashtara seconded, and the motion passed 5-0.

    3. *Notice of Election:* Director Lewis moved to authorize the District Attorney to provide the necessary Notice of Director Election. President Elam seconded, and the motion passed 5-0.

    4. *Election Services Contract:* Director Elam moved to approve the resolution for election services and a joint election agreement with Travis County. Director Dashtara seconded, 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:

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

    A. **General landscape maintenance report**; LRI reported that maintenance is routine, with current focus on irrigation repairs and pond maintenance.

    B. **Projects – proposed, new and status of approved projects;** The board approved four landscaping proposals totaling $18,975. Director Jopling made a motion to approve the following proposals:

        1. Fence Line Tree Pruning for $1,725. Director Dashtara seconded; passed 5-0.

2. Tree Work on Napa and Bayton for $4,600. Director Lewis seconded; passed 5-0.

3. Resaca & Vista Pointe Park Tree Work for $6,900. Director Elam seconded; passed 5-0.

4. 4. Sonoma Tree Work for $5,750. Director Lewis seconded; passed 5-0.

C. Neighborhood Residential Construction Projects; Operations Manager Swanks reported that the homeowner violation on Adelanto Ct. has been remedied and the fine paid. Mr. Swanks also noted a new pool construction inspection scheduled for Cascade Falls. No action.

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

E. Stormwater basin maintenance; Swanks is coordinating with the TCEQ regarding final certification letters for past filings. No action.

9. Outreach Committee - (Director Elam)

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. No action.

2) **Proposed allocation of costs related to Lake Pointe WWTP and take action as necessary regarding such matters.** Same as A (1).

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

Director Elam reported on a meeting with the HOA regarding the land conveyance for bond projects, noting the Board's intent to form a joint committee for aesthetic feedback while retaining final decision authority. No action.

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

10. Lake Pointe Projects Committee (Director Lewis)

A. 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.

1) Lake Austin Dock Project; Construction is underway. Director Elam moved to approve a change order for $16,226.78 for upgraded composite decking and ramp adjustments. Director Lewis seconded, and the motion passed 5-0. Additionally, Director Elam moved to approve Application for Payment No. 2 – Completion of Steel Piles and Steel Framing for What's Up Dock in the amount of $184,326.10. Director Lewis seconded, and the motion passed 5-0**.**

2) **Vista Pointe Park Improvement Project;** To save costs, the Board discussed removing a planned outdoor sink. Director Elam moved to remove the sink from the plans and authorized a change order deduction from the G Creek contract. Director Lewis seconded, and the motion passed 5-0. Director Elam then moved to authorize payment of WTCPUA impact and tap fees for the bathroom only, not to exceed $25,000. Director Jopling seconded; passed 5-0.

3) **Trail Improvement Project;** Mr. Bodine clarified that the current contract with What's Up Dock does not include landscaping or redoing the trail; therefore, the District must manage this as a separate effort. The Board discussed whether the cost of the full trail clearing will exceed regulatory thresholds that require formal bidding or if the District's current landscaper, LRI, can handle it. No action.

4) **Wall Project;** Tabled pending HOA land conveyance.

B. **Monument Project;** Tabled pending joint committee formation.

C. **New access gate at Vista Pointe Park;** Mr. Bodine noted that he intended to contact the contractor the following day to coordinate starting both the gate installation and the drainage project at the same time for efficiency. While the project has been awarded, legal counsel and Mr. Bodine discussed that a specific short-form contract for the gate project needed to be finalized and signed. To ensure continuous security, the existing gate will not be removed until the entire new project is completed, including the pedestrian access solution. No action.

D. **Additional or revised KFM Proposals;** Tabled.

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

A. **Issues affecting the Preserve – report and action as necessary;** The Board discussed unauthorized rope swing at the pavilion (the area with four concrete pillars) and reiterated its intent to continue "remedying" the situation, typically meaning the removal of the swing due to liability and trespassing concerns from boaters. A portion of the discussion centered on whether to install a trash can at the pavilion to combat heavy littering. The board decided to table the issue for further research into the costs and benefits of a trash collection plan. No action.

B. **Eagle Scout pedestrian trail steep hill remediation project:** Tabled.

C. **Stanchions for trail entrances;** Tabled.

D. **Volunteer initiatives and contributions;** The board suggested that the Volunteer Committee might be able to coordinate a rotation for periodic trash pickups at the pavilion and other heavily littered places until a more permanent solution is reached. No action.

12. Communication Committee - (Director Elam, Director Dashtara)

A. **District's digital accounts, including updates, website, meeting transportation, and IT issues;** Director Elam moved to approve a $150 annual subscription for MailerLite for mass District communications. Director Dashtara seconded; passed 5-0.

B. **District's historical records and records management;** Tabled.

C. **Resident communications;** Planned communications include updates on e-bikes and the upcoming dock opening. No action.

13. Finance and Audit Committee - (Director Lewis)

A. **Approve the District's financial reports and payment of the District's bills, invoices, and Directors' fees;** Director Lewis made a motion to approve the monthly bills, totaling $44,985.80. Director Dashtara seconded; passed 5-0. Then, director Dashtara moved to approve June Director Fees totaling $5,083. Director Lewis seconded; passed 5-0.

B. **Matters related to upcoming bond issuance and related bond application report;** Tabled.

C. **Audit Engagement for Fiscal Year 2025**; Director Dashtara moved to engage Maxwell Locke & Ritter for the current fiscal year audit for a fee of $18,500. Director Lewis seconded, and the motion passed 5-0.

D. **Process and Schedule for Adoption of Tax Rate and Budget for Fiscal Year 2026;** The Finance and Audit Committee must have a draft budget ready at least one week before the August meeting so it can be posted online with the agenda. The Board will also have to vote on the proposed tax rate notice to be published in advance of the September meeting. Operations Manager Swanks reported that he has already submitted necessary forms to Travis County for calculation of the District's no new tax rate. The County will provide the "no new tax rate" data by late August, which serves as the baseline for the Board's decision.

A significant portion of the deliberation concerned whether the District needs to implement a debt service tax rate this year to begin repaying the authorized $8 million in bonds. Director Lewis intends to consult with Hilltop Securities to determine the optimal timing. The Board's current assumption is that major "dirt moving" for bond-funded projects (like the wall replacement) is still a year away, meaning the District might not issue bonds until FY 2027-28, potentially avoiding a debt service tax increase this year. No action.

14. **Review and approve minutes for June 10, regular meeting**. Director Elam moved to approve the minutes as amended. Director Lewis seconded; passed 5-0.

OTHER MATTERS

15. **Discuss, consider and take action regarding homeowner violations of District construction rules and trespass and dumping on District property, including without limitation discussion of possible settlement agreement with homeowner.** Legal counsel Kutac reported that settlement negotiations regarding homeowner rule violations are delayed because the resident's attorney is out of the office indefinitely. Mr. Kutac plans to contact another partner at the firm to determine the case status. No action.

16. **Discuss, consider and take action regarding Board governance matters.** Tabled.

17. **Cybersecurity Training requirement:** Directors were reminded to complete their mandatory annual cybersecurity training by the August 30, 2026, deadline. Once finished, they must submit their completion certificates to Ms. Hahn at Winstead PC.

18. **Adjourn.** Director Lewis moved to adjourn the meeting. Director Jopling seconded the motion, and the motion passed 5-0. The meeting adjourned at 11:27 p.m.

EXECUTED this the 12th of August, 2026.

Valerie Dashtara

Valerie Dashtara, Secretary/Treasurer