LAKE POINTE MUNICIPAL UTILITY DISTRICT MINUTES
August 12, 2026

The Board of Directors ("Board") of Lake Pointe Municipal Utility District ("District") met in person for a regular meeting on August 12, 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
Michael Jopling	Vice President	Present
Valerie Dashtara	Secretary/Treasurer	Present
David Lewis	Director	Present
Adam Levine	Director	Present

Also in attendance were William Swanks with TUMCO; Doug Mains with Elite Computing, LLC; and Matt Kutac with the Law Office of Matthew B. Kutac, PLLC. In addition, Chris Bodine with Knight-Fowler-Millsap, LLC ("KFM"); Pat Sinnott with Lake Pointe Homeowners Association (LPHOA); Duane and Morgan Hundl with Hundl Green Environmental Services; and Blake Sbrocco with Bee Cave City Council 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.** Duane Hundl, on behalf of Hundl Green Environmental Services, introduced the company and requested the opportunity to participate in future competitive solicitations for grounds maintenance, stormwater, tree, fencing, and related work. He was directed to Operations Manager Swanks for future procurement information.

REPORTS AND COMMITTEE MATTERS

Receive reports from committees and provider 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. **Facilities Committee - (Director Jopling, Director Lewis)**
   - A. **General landscape maintenance report;** Director Jopling reported that LRI had no significant maintenance callouts and that routine summer maintenance was continuing. No action.
   - B. **Projects - proposed, new and status of approved projects;** The four tree-trimming proposals approved in July, including the Fence Line Tree Pruning work, had been completed. The remaining open Facilities project was clearing and maintenance at the Carlsbad trail entrance drainage area. The Board also reviewed two proposals for vegetation clearing along the dock trail and agreed to defer them pending further dock progress and clearer descriptions of the limits and length of each work area. No action.

C. **Neighborhood Residential Construction Projects;** No new residential construction issues were reported. No action.

D. **Stormwater basin maintenance.** Director Jopling reported minor leaf and vegetative debris collecting in concrete drainage channels. LRI was reminded to clear the channels to prevent backfill and standing water. No action.

4. **Outreach Committee - (Director Elam, Director Levine)**

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 not present and had no separate report because the Agency had not met since the District's prior regular meeting.

Director Elam summarized his August 4 virtual meeting with WTCPUA regarding the treated-effluent irrigation feasibility study. Initial low-cost opportunities included the FM 2244/Bee Cave Road right-of-way and the Resaca and Bayton entrance areas. WTCPUA and its consultant were also asked to investigate additional delivery options that could connect treated effluent to the clubhouse area and community irrigation pond. The discussion remained preliminary and included potential TLAP obligations, winter irrigation and soil-absorption concerns, easement or lease requirements, allocation of infrastructure costs, and the need for future resident information sessions. WTCPUA will research the additional routing concepts and report back. No action.

2) **Discussion and possible action regarding appointment of Scott Roberts to the Board of Directors of the West Travis County Public Utility Agency by Hays County (Place 4);** Mrs. Sinnott spoke in support of Mr. Roberts based on his experience and focus on regional water issues, while encouraging greater transparency and continued priority for decommissioning the Lake Pointe wastewater treatment plants. The Board reviewed Hays County's reappointment and the Outreach Committee recommendation. President Elam moved to confirm Scott Roberts for Place 4. The motion was seconded by Director Levine; passed 5-0.

3) **Discussion and possible action regarding appointment of Andrew Clark to the Board of Directors of the West Travis County Public Utility Agency by the City of Bee Cave (Place 5).** Blake Sbrocco, City of Bee Cave council member, spoke in support of Andrew Clark's reappointment. Director Elam summarized discussions with Mr. Clark regarding treated-effluent reuse, the Agency's water- and wastewater-plant expansion priorities, decommissioning costs, eminent domain as a last resort, and concerns about any future raw-water line through the Lake Pointe Preserve. President Elam moved to confirm Andrew Clark for Place 5. The motion was seconded by Director Levine; passed 5-0.

B. **Collaboration with the Lake Pointe Homeowners' Association ("LPHOA").** Director Elam reported that a draft Memorandum of Understanding (MOU) to establish a joint committee for project feedback has been prepared with legal counsel. (Action taken under Item 11).

The Board also discussed a future process under which LPHOA would submit a written report for the Board packet and a representative could attend to answer questions. No action.

C. **Collaboration with other governments and private entities on issues affecting the District.** The Board discussed the District's solid-waste and recycling agreement with TDS, which was reported as being up for renewal in November 2026. The Board favored identifying other providers through a request for information and, if warranted, a competitive request for proposals before entering a new agreement. No action.

5. **Lake Pointe Projects Committee (Director Lewis, Director Elam)**

   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;** The day boat dock was nearing substantial completion, but work had been delayed after What's Up Dock, along with all other boats, was ordered off Lake Austin for more than a week in July. The contractor expected to reach substantial completion by the end of the week of August 12, after which KFM and the Committee would prepare a punch list. By consensus, the Board directed that a special meeting be scheduled for 6:00 p.m. on August 26, 2026, to consider opening the day dock before Labor Day if the work and safety items were complete.

         The Board reviewed several design and operational items. Two access ramps remained in design, and their final entry elevations - upper deck, lower deck, or one of each - would be determined after the dock elevation relative to the shoreline could be measured. The Committee report noted the proposed stone-faced changing coves and ventilation gaps at the top and bottom. For the swim-dock trapeze, the Board supported shortening the platform from approximately 6 feet 11 inches to approximately 2 to 3 feet beyond the gate to limit crowding, but requested final drawings, structural specifications, and examples before final approval.

         The solar plan contemplated roof-mounted panels, battery storage on land between the docks, required safety lights at both docks, and a timer-controlled fan at the swim dock. A land-based horizontal kayak and stand-up-paddleboard storage rack adjacent to the dock was also being studied, but was outside the current What's Up Dock scope and would return later with a design. Operations was directed to revise physical signage in the event that the day-dock could be opened separately. The Board was advised that a certificate of occupancy was not required for the docks, although a final inspection would be completed. No motion was made to open the day dock at this meeting.

         For the related lake-access-road drainage project, a prefabricated slot drain had been sourced to avoid a custom concrete pour. The approved $19,419 scope also included a concrete V-channel to address wheel ruts and drainage along the driveway. Installation was projected for late September, subject to delivery and coordination with WTCPUA so emergency access could be maintained, including use of a temporary steel plate if needed. No action.

      2) **Vista Pointe Park Improvement Project;** Construction was underway with an approximately 90-day schedule measured from an August 4 start. Utility test digs, staking, concrete-pad layouts, and utility coordination were in progress, and the swing set had been ordered. The park would be fully closed during active construction, and the Communications Committee was asked to prepare a resident notice.

         The Board discussed whether to retain the raw-water storage tank included in the contract. The tank could reduce long-term irrigation costs, but removing it could save approximately $20,000 to $25,000. The current direction was to use the existing potable-water line for the restroom to avoid odor and water-quality concerns, while

KFM and Operations continued the cost-benefit analysis for using raw water for irrigation.

KFM recommended relocating the restroom near the new vehicle gate and park entrance. The new location was substantially level, shortened the utility trench, improved accessibility from the drive and waterfront, and allowed a gate through the adjacent solid fence. Director Elam moved to approve the restroom location shown on the revised Vista Pointe Park diagram. The motion was seconded by Director Lewis; passed 5-0. Mr. Sbrocco offered to introduce the City's new ADA coordinator to the project team as a general resource.

3) **Trail Improvement Project;** The completed trailhead parking area continued to show more rain erosion than expected; the Board elected to monitor it before selecting among various remedies. No action.

4) **Wall Project;** The Committee reported that the existing license agreement covering Resaca Boulevard supported the District's authority to construct, maintain, and repair improvements in that area. The Committee planned an in-depth review with KFM of the survey results and intended to match the stone type and blend of existing walls rather than build separate mock-ups. Further progress remained tied to the LPHOA agreement and land-conveyance process. No action.

5) **Monument Project;** The Monument Project remained pending the proposed joint committee agreement and related land-conveyance work with LPHOA. No action.

6) **New access gate at Vista Pointe Park.** The replacement gate project remained delayed by an approximately 10-week steel lead time. KFM was developing pedestrian-access options that would be in place before the new vehicle gate became operational. The contractor was also coordinating with Ed Morales concerning the electrical, mechanical, access-control, and final security-integration scope. No action.

B. **Additional or revised KFM Proposals.** No additional or revised KFM proposal was presented for action. The item was tabled.

C. **Approval of revised KFM preliminary engineering report.** Tabled to allow KFM to compile the comprehensive list of required bond application documents.

6. **Preserve Committee - (Director Jopling, Director Dashtara)**

A. **Issues affecting the Preserve - report and action as necessary;** Heavy spring and summer growth had created overgrowth on several trails, particularly the gravel waterline trail and the Carlsbad connector. The District acquired a weed trimmer for trail maintenance and discussed permanently marking District-owned tools and equipment for inventory control. Operations reported that the unauthorized rope swing and the supporting limb had been removed for $225. Abandoned yard tools found along the Carlsbad trail had also been removed as litter. No action.

B. **Accessibility and security issues for trailhead entrances.** Director Jopling reported evidence of golf-cart or similar recreational-vehicle use on the Carlsbad trail and continued to evaluate a gate, bollard, stanchion, or similar barrier. The Board discussed repurposing fencing or gate material removed during the Vista Pointe Park project while preserving access for fire and emergency personnel. No action.

7. **Communication Committee - (Director Levine, Director Dashtara)**

A. **District's digital accounts, including updates, website, meeting transcription, and IT issues.** The Committee proposed a cross-platform mailing-list sign-up page, QR codes for sign-up and location-specific information or issue reporting, and a broader website overhaul.

Potential changes included simpler navigation, a vertical menu, a denser layout that surfaces amenities and resources, and updated photographs on a few website pages. The Board supported the Committee continuing the work and emphasized that District and HOA information must remain clearly identified and separate. No action.

B. **District's historical records and records management.** Operations reported that six additional boxes had been reviewed for shredding and that approximately 50 boxes remained to be scanned. Records identified for destruction included financial records older than the applicable retention period and duplicate annotated Board packets already maintained in the District attorney's official files. No action.

C. **Resident communications.** The Committee was asked to prepare a notice concerning the Vista Pointe Park closure and future communications regarding reopening the day dock. The Board also discussed refreshing the e-bike safety notice now that school was back in session and using QR codes to attract preserve volunteers. No action.

8. Finance and Audit Committee - (Director Lewis, Director Dashtara)

A. **Approve the District's financial reports and payment of the District's bills, invoices, and Directors' fees.** The Board reviewed the financial materials and approved several payments listed below. Director Dashtara made the motions to approve the following:

- July 2026 Directors' fees totaling $8,177. The motion was seconded by Director Lewis; passed 5-0.
- Monthly bills totaling $84,840.92, excluding the separate dock contract payment described below. The amount included an approximately $6,100 WTCPUA plan-review or impact-fee reimbursement associated with Vista Pointe Park; staff was directed to code the amount as a bond-reimbursable capital expense. The motion was seconded by Director Lewis; passed 5-0.
- What's Up Dock pay application in the amount of $26,203.72, reflecting a credit for a prior overpayment in the amount of $16,000. The motion was seconded by Director Lewis; passed 5-0.
- Three KFM invoices received after the Board packet was prepared, totaling $1,657.62. The motion was seconded by Director Lewis; passed 5-0.

B. **Matters related to upcoming bond issuance and related bond application report.** The item was tabled.

C. **Discussion and possible action regarding proposed budget for fiscal year beginning October 1, 2026 and ending September 30, 2027 - Taxpayer Impact Statement Attached.** The Board reviewed the proposed fiscal year 2026-2027 budget, including a comparison with the prior budget and current actual expenditures. The proposed budget totaled $838,800, approximately seven percent above the prior year, with discussion focused on insurance, legal, landscaping, election, audit, raw-water, tree-care, and miscellaneous expense assumptions. Director Dashtara moved to approve the fiscal year 2026-2027 budget in the amount of $838,800. Director Jopling seconded the motion; passed 5-0.

D. **Discussion and possible action regarding proposed tax rate for 2026 tax year.** The Board discussed proposing the maximum allowed tax rate of **0.138070 per $100** (an increase from the current rate of 0.134700 per $100). For a median-valued homestead of $904,000, this rate would result in an estimated tax bill of $1,248.60 (an annual increase of approximately $42.22 per household), which remains well below the statutory 3.5% revenue limit on homestead tax bills. Proposing the maximum rate ensures the MUD can cover extensive ongoing capital projects, with the option to lower the rate at the September hearing if conditions permit. No action.

E. **Adopt Notice of Public Hearing on Tax Rate and authorize publication of same.** The notice reflected a current District property-tax bill of $1,206.38 for the median-valued homestead, an estimated bill of $1,248.60 at the proposed rate. Director Dashtara moved to approve the Notice of Public Hearing on Tax Rate and authorize its publication. President Elam seconded the motion; passed 5-0.

MINUTES

9. **Review and approve minutes for the July 8, 2026 regular meeting.** President Elam requested that the word "secure" be deleted from the phrase "secure pedestrian access solution" in the final sentence of Item 10C. President Elam moved to approve the July 8, 2026, minutes as amended. Director Dashtara seconded the motion; passed 5-0.

OTHER MATTERS

10. **Discussion and possible 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 the homeowner's attorney (regarding the resident rules violation and dumping matter) remains on an indefinite leave of absence, and subsequent emails to another partner at his firm have gone unanswered. Director Elam moved to authorize legal counsel to send a brief final letter to both the homeowner's counsel and the homeowner directly, stating that if no response was received before the next meeting, the Board would consider authorizing litigation counsel to pursue the District's rights and remedies. The motion was seconded by Director Jopling; passed 5-0.

11. **Discussion and possible action regarding approval of letter agreement or letter of intent between the District and LPHOA concerning formation and operation of proposed joint committee to address matters related to Wall Project and Monument Project.** *The Board convened in Executive Session under Section 551.071 of the Texas Government Code for legal consultation regarding the LPHOA MOU from 8:04 p.m. to 8:26 p.m. No actions were taken in closed session.* Upon reconvening in open session at 8:26 p.m., Director Dashtara moved to authorize the Board President to sign the Memorandum of Understanding (MOU) with the LPHOA concerning the joint project committee, subject to minor or non-material changes approved by the Projects Committee and legal counsel. Director Jopling seconded the motion; passed 5-0.

12. **Discussion and possible action regarding Amended Resolution Designating Signatory Authority of the District.** Legal counsel explained that the resolution required amendment to add Director Levine as a District signatory following his appointment. President Elam moved to approve the Amended Resolution Designating Signatory Authority of the District. Director Lewis seconded the motion; passed 5-0.

13. **Approve amended District Registration Form.** Legal counsel presented the amended TCEQ District Registration Form, which added Director Levine and updated the District engineer information to reflect Chris Bodine with KFM. Director Elam moved to approve the amended District Registration Form. The motion was seconded by Director Levine; passed 5-0.

14. **Approve amended District Information Form.** Legal counsel advised that an amended District Information Form was unnecessary at this time. No action.

15. **Discuss Cybersecurity Training requirement. Deadline: August 30th.** Directors were reminded to complete the required annual cybersecurity training by August 30, 2026. No action.

16. **Executive Session. The District's Board of Directors may convene in closed or executive session at any time during the meeting for certain purposes under the Texas Open Meetings Act, Chapter 551, including but not limited to, receiving legal advice from the District's attorney (Sec. 551.071); discussing real property matters (Sec. 551.072); discussing gifts and donations**

(Sec. 551.073); discussing personnel (Sec. 551.074); discussing security personnel or devices (Sec. 551.076); and discussing information technology security practices (Sec. 551.089). If the Board of Directors goes into executive session to discuss any item on this agenda, the presiding Officer will announce that the Board will meet in Executive Session, will note the time, and will identify the item to be discussed, and the provision of the Open Meetings Act which authorizes the Executive Session. Addressed in item 11.

17. **Adjourn.** President Elam moved to adjourn the meeting at 8:27 p.m. Director Lewis seconded the motion; passed 5-0.

EXECUTED this the 9th day of September, 2026.

LAKE POINTE MUNICIPAL UTILITY DISTRICT
TRAVIS COUNTY
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Valerie Dashtara

Valerie Dashtara, Secretary/Treasurer