

**LAKE POINTE MUNICIPAL UTILITY
DISTRICT MINUTES
May 13, 2026**

The Board of Directors (“Board”) of Lake Pointe Municipal Utility District (“District”) met in person for a regular meeting on May 13, 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 6:03 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	Present
Michael Jopling	Director	Present
David Lewis	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, Josiah Longbons with Landscape Resources, Inc. (“LRI”); Pat Sinnott, Lake Pointe Homeowners Association representative (“LPHOA”); Chris Bodine with Knight-Fowler-Millsap, LLC (“KFM”); and Lake Pointe resident Xuan Zhao were present for portions of the meeting.

PUBLIC COMMENT

- 1. Receive communications from the public on items not listed on the posted agenda.** Resident Ms. Zhao addressed the Board regarding her property at 2717 Andrea Ridge Cove. She requested a fence extension and height adjustment to align with neighbors and improve privacy. The Board clarified that the District is committed to replacing existing fences with stone walls in the exact same footprint and height. The Board suggested she coordinate with the HOA regarding any personal property modifications prior to District construction.
- 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. Facilities Committee – (Director Elam, Director Jopling)

- A. General landscape maintenance report;** LRI reported that maintenance is on track. The

Board discussed oak tree trimming protocols, emphasizing the requirement to treat cuts immediately with sealant to prevent disease, especially during the restricted period through June 30th.

B. Projects – proposed, new and status of approved projects; The board approved the following four landscaping proposals totaling \$17,895. Director Jopling made all four motions to approve the proposals. Director Elam seconded; all passed 4-0.

1. Napa Drive East Side plant fill in for \$2,480.
2. Resaca dead tree removal for \$525.
3. Resaca Entry East Side Sod for \$4,980.
4. Resaca Entry West Side Sod for \$9,910.

C. Neighborhood Residential Construction Projects; No updates. No action.

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

E. Stormwater basin maintenance; Director Elam made a motion to approve a bid for \$2,500 to pressure wash the stone wall on Resaca Boulevard using raw water from a fire hydrant. Director Jopling seconded; passed 4-0. Additionally, Director Elam motioned to approve a \$12,719.80 upgrade for the irrigation pump, including a three-phase motor and variable frequency drive (VFD) for better longevity and energy efficiency. Director Jopling seconded; passed 4-0.

This item was also addressed during Executive Session for the purpose of legal advice. * In open session, Director Jopling made a motion to approve the posting of updated signage on District property regarding the rules and restrictions for motorized vehicles, e-bikes, and bicycles. Director Elam seconded; passed 4-0.

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. 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:

Ms. Sinnott (HOA representative) reported on splash pad repairs and plans for basketball court resurfacing. The HOA has hired a consultant to conduct a noise study for the

pickleball courts. The Board discussed safety concerns regarding children on e-bikes and dirt bikes using District roads and trails. While the HOA has no authority over county roads, the Board discussed coordinating with the Travis County Sheriff. No action.

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

- 1) **Work with Travis County on Resaca Boulevard condition.** President Elam reported that there are no new updates from Travis County regarding the condition of Resaca Boulevard. The County has previously indicated that it has ceased minor repairs and that the road requires full resurfacing. Given the lack of progress, the Board discussed removing this item from the regular agenda until the County provides a definitive timeline for the work. No action.

5. Lake Pointe Projects Committee (Director Flaws, 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;** The Board authorized the execution of the boat dock construction contract with What's Up Dock and approved the initial pay application. Director Elam moved to approve a "not to exceed" amount of \$5,000 for the total removal of the old floating dock. Director Dashtara seconded the motion; passed 3-1. *Note: Director Lewis voted "Nay" on this motion.*

- 2) **Pedestrian Tailhead Parking Area Project;** Director Elam moved to accept the project as complete and authorize payment subject to a maintenance bond. Director Lewis seconded; passed 4-0. Director Elam moved to award a contract for the drainage remediation project to Outback Masonry for \$19,419.30. Director Lewis seconded; passed 4-0.

- 3) **Vista Pointe Park Improvement Project;** Bids for park and restroom improvements were received; KFM narrowed the selection to two finalists (G Creek and Outback/CMA) for further scope clarification. No action.

- 4) **Trail Improvement Project;** Tabled.

- 5) **Wall Project;** Discussed under 5E.

- B. **Monument Project;** KFM presented a few concepts. The Board discussed narrowing the designs before presenting them to the community. No action.

- C. **New access gate at Vista Pointe Park;** Director Elam moved to approve the bid for a new sliding gate system at Vista Pointe Park from Outback Masonry for \$44,631.30. Director Lewis seconded; passed 4-0.

- D. **Proposed amendment of Preliminary Engineering Report and Park Plan to incorporate**

Pedestrian Trailhead Parking Area Project and Vista Pointe Park Improvement Project; The Board discussed the need to include trailhead and park projects for the bond application but deferred formal authorization until a cost estimate is provided. No action.

E. Additional or revised KFM Proposals; This item was addressed during Executive Session for the purpose of legal advice. * In open session, Director Elam moved to authorize legal counsel to request the formal conveyance of the neighborhood walls and monuments from the HOA to the District. Director Dashtara seconded; passed 4-0. Director Elam also made a motion to approve a revised KFM proposal for the wall project, but direct that design and permitting activity be delayed until property conveyance is resolved. Director Lewis seconded; passed 4-0.

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

A. Issues affecting the Preserve – report and action as necessary; A downed tree was reported and removed. No action.

B. Eagle Scout pedestrian trail steep hill remediation project: The committee is awaiting finalized paperwork and site testing from the candidate. No action.

C. Stanchions for trail entrances; Discussed a U-shaped gate for the Carlsbad entrance to allow emergency access while deterring unauthorized motorized vehicle use. No action.

D. Volunteer initiatives and contributions; A trail cleanup was held on May 9. No action.

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

A. District’s digital accounts, including updates, website, meeting transportation, and IT issues; The board discussed generating project status "blurbs" for the website. No action.

B. District’s historical records and records management; Legal counsel is investigating "media neutral" retention rules that may permit shredding of physical documents once scanned. No action.

C. Resident communications; The committee is developing updates for the parking area opening and dock construction timeline. No action.

8. 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 Lewis made a motion to approve the March Director Fees totaling \$4,641. Director Elam seconded the motion, and the motion passed 4-0. Director Lewis also made a motion to pay the outstanding April bills, totaling \$247,110.94. Director Elam seconded the motion, and the motion passed 4-0.

B. Matters related to upcoming bond issuance and related bond application report; Discussed under 5D.

C. Quarterly investment report; Director Lewis presented the Quarterly Investment Report for the board to review and made a motion to approve it. Director Elam seconded; passed 4-0.

MINUTES

9. **Review and approve minutes for the April 8, 2026, regular meeting.** Director Elam moved to approve the minutes as amended. Director Jopling seconded; passed 4-0.

OTHER MATTERS

10. **Discuss, consider 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. * In open session, Director Elam made a motion to authorize legal counsel to send a settlement agreement regarding a homeowner violation matter. Director Lewis seconded; passed 4-0.

**Executive Session:* The Board convened in Executive Session at 9:24 PM under section 551.071 of Texas Government Code for the purposes of legal advice on the Items 3(E), 5(E), and 10. The Board reconvened in Open Session at 10:31 PM. No action was taken in closed session.

11. **Adjourn.** Director Jopling moved to adjourn the meeting. Director Elam seconded the motion, and the motion passed 4-0. The meeting adjourned at 10:34 p.m.

EXECUTED this the 10th of June, 2026.



Valerie Dashtara
Valerie Dashtara, Secretary/Treasurer