LAKE POINTE MUNICIPAL UTILITY DISTRICT MINUTES
June 10, 2026

The Board of Directors ("Board") of Lake Pointe Municipal Utility District ("District") met in person for a regular meeting on June 10, 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 6:02 p.m.

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

Terry Elam	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; and Matt Kutac with the Law Office of Matthew B. Kutac, PLLC. In addition, Josiah Longbons and Blake Foree with Landscape Resources, Inc. ("LRI"); Pat Sinnott, Lake Pointe Homeowners Association representative ("LPHOA"); Chris Bodine with Knight-Fowler-Millsap, LLC ("KFM"); Ja-Mar Prince with Texas Disposal Systems ("TDS"); and residents Elliott and Brian Decou were present for portions of the meeting.

PUBLIC COMMENT

1. **Receive communications from the public on items not listed on the posted agenda**. Jamar Prince with TDS reintroduced himself to the Board and provided an update on waste services. He noted that TDS no longer accepts mattresses as bulk items without a surcharge and discussed the option of index-based pricing for future contracts. He also invited the Board to tour the TDS campus in the fall.

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

ADMINISTRATIVE MATTERS

3. **Accept resignation of Director Flaws**. President Elam moved to accept the resignation of Director Flaws. Director Lewis seconded the motion, and the motion passed 4-0.

4. **Discuss, consider and take action regarding Board vacancy**. The Board discussed advertising the vacancy on the website and via email, with a deadline for applications set for July 1, 2026. The appointed successor will serve until the end of the current term in November 2026.

5. **Re-elect officers.** The Board held an interim election of officers. Upon motion by Director Elam, seconded by Director Dashtara, the following slate of officers was approved 4-0: *President:* Terry Elam. *Vice President:* Michael Jopling (nominated by Elam, seconded by Dashtara).

Secretary/Treasurer: Valerie Dashtara.

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

    - Outreach: Director Elam moved to appoint Director Jopling to fill the vacancy. Director Jopling seconded; passed 4-0.

    - Projects: Director Elam moved to appoint himself to the committee. Director Jopling seconded; passed 4-0.

    - Finance & Audit: Director Elam moved to appoint Director Dashtara to fill the vacancy. Director Lewis seconded; passed 4-0.

    - Facilities: Director Elam moved to appoint Director Lewis to the committee, replacing Director Elam. Director Jopling seconded; passed 4-0.

7. **Discuss, consider and take action regarding other administrative matters related to resignation of Director Flaws, including without limitation bank signature cards and access to District accounts.** Director Elam made a motion to approve a resolution to update the District's signatory authority at Frost Bank with the specific directives listed below. Dashtara seconded; passed 4-0.

    1) **Removal of Authority:** The resolution formally authorized the removal of former Director Jody Flaws from all District financial accounts and signature cards.

    2) **Addition of Signatories:** The Board moved to add Director David Lewis and Operations Manager William Swanks as authorized signatories.

    3) **Expansion of Authority**: While previously limited to Board officers (President, Vice President, and Secretary/Treasurer), legal counsel recommended that all current directors be granted signatory authority to ensure District business could continue uninterrupted during the summer vacation season while the Board was short-handed.

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 "business as usual," with crews gradually increasing turf mowing heights to preserve grass health during the summer heat.

B. **Projects – proposed, new and status of approved projects;** Director Jopling made motions to approve the following three landscaping proposals:

1. Amenity Center Pond tree removal for $350. Director Lewis seconded; passed 4-0.

2. Lakestone pond tree removal for $350. Director Lewis seconded; passed 4-0.

3. Carlsbad Trail Head Clean up for $560. Director Elam seconded; passed 4-0.

Additionally, Director Elam made a motion to restock the Carlsbad pond with fish (not to exceed $1,250). Director Lewis seconded; passed 4-0.

C. **Neighborhood Residential Construction Projects;** Operations manager Swanks reported a significant violation on Adelanto Ct, where a homeowner dumped a road base on District property and cut a fence to access the homeowner's backyard from the Preserve.

This item was further discussed during the Executive Session for the purpose of legal advice. * In open session, Director Elam made a motion to instruct Mr. Swanks to demand removal of materials within 24 hours. Director Lewis seconded; passed 4-0. In addition, Director Elam moved to authorize legal counsel to issue a letter levying fines of $1,000 per day per violation. Director Jopling seconded; passed 4-0.

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

E. **Stormwater basin maintenance;** Mr. Swanks discussed the conclusion of a multi-year regulatory issue he referred to as a "stormwater permit fiasco" involving past filing omissions. Mr. Swanks reported that the TCEQ recently held a hearing to officially accept the District's fine and resolution. He is currently coordinating with a TCEQ representative to finalize the paperwork and sign off on the judgment. District legal counsel, Matt Kutac, will review and proof all final correspondence before they are submitted to ensure the District is in full compliance with the final judgment. 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:**

Ms. Pat Sinnott (HOA representative) provided a detailed update regarding several community projects, safety initiatives, and regulatory updates. No action.

- Pickleball Court Noise Study: The HOA completed a noise study using monitors in various locations to determine the feasibility of the proposed courts. While the full report is pending, the consultant suggested that if the project proceeds, the HOA could install acoustic materials and baffles at an angle along the top of the fence to ricochet noise back rather than allowing it to bounce over to nearby homes.

- Basketball Court Maintenance: A contract was awarded to resurface the basketball court. The project includes adding dirt around the perimeter to level the area and prevent accidents.

- Park Landscaping and Irrigation: The HOA is advocating for the installation of new or additional trees at the park. To support this, they are planning to install bubbler irrigation on a dedicated station to ensure the new trees survive without overwatering existing vegetation.

- Wastewater Treatment Plant (WWTP): Ms. Sinnott reported that the TCEQ is finalizing permit language for the plant. Additionally, the WTCPUA is currently using cranes to renovate Plant 1 to bring it back online for extra capacity, despite some frustration from the HOA regarding the long-term utility of the renovation.

- Unauthorized Vehicles: Due to resident complaints about minors riding e-bikes and golf carts at high speeds, the HOA has hired off-duty Travis County Sheriffs for random patrols during the summer. The Board noted that for motorized vehicles without pedals, operators must be at least 16 years old with a license; violations can result in citations for parents or the confiscation of the vehicle.

- Pool Supervision: There was a brief discussion regarding pool age limits. The current rule requires children to be at least 15 years old to be at the pool without a parent. While lifeguards have returned for the summer, the HOA is hesitant to lower the age limit because the lifeguards are often high school students themselves and cannot be responsible for babysitting.

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;** District Engineer, Chris Bodine, reported that the work on the dock had officially begun on June 1, 2026. The existing swim dock has been completely removed, and the contractor, What's Up Dock, has a barge on-site and has begun driving the structural piles. A

pre-construction meeting with the City of Austin was held on the morning of June 10, and the project is in compliance with requirements to have construction underway by August 1. No action.

2) **Vista Pointe Park Improvement Project;** This item was discussed during Executive Session for the purpose of legal advice. * In open session, Director Lewis made a motion to award the construction contract to G Creek and authorize the Board President to execute the contract after counsel approval. Director Dashtara seconded; passed 4-0.

   The project includes a new playscape, swings, barbecue pits, and a restroom facility designed to utilize gravity for sewage to avoid the cost of an expensive lift station pump.

3) **Trail Improvement Project;** Tabled.

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

B. Monument Project; Tabled.

C. New access gate at Vista Pointe Park; The Board discussed concerns that the new vehicle gate might trap pedestrians or cyclists in the Preserve after hours. The Board decided to proceed with the vehicle gate installation but leave it open until a secure pedestrian access solution is designed. No action.

D. Proposed amendment of Preliminary Engineering Report and Park Plan to incorporate Pedestrian Trailhead Parking Area Project and Vista Pointe Park Improvement Project; Director Elam made a motion to approve the amended preliminary engineering report and park plan, subject to correcting the technical error in the PDF conversion. Director Lewis seconded; passed 4-0.

E. 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 a hazardous rope swing attracting trespassers and litter; the committee will coordinate its removal. No action.

B. Eagle Scout pedestrian trail steep hill remediation project: Eagle Scout Elliot DeCou reported that site testing required two hours of labor per hole. Director Jopling moved to approve the execution of his project paperwork to allow him to proceed with fundraising and formal planning, subject to incremental future approvals. Director Lewis seconded the motion; passed 4-0.

C. Stanchions for trail entrances; Tabled.

D. **Volunteer initiatives and contributions;** No new initiatives for the summer. Tabled.

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

A. **District's digital accounts, including updates, website, meeting transportation, and IT issues;** The Board discussed archiving mass email updates on the website and adding a dedicated link for stormwater permit documents. No action.

B. District's historical records and records management; Legal counsel reported that the Library Commission still requires physical retention of many documents despite digital scanning efforts. No action.

C. **Resident communications;** The committee's planned communications include the Board vacancy notice and a safety reminder regarding motorized vehicles in the Preserve. 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 $76,707.42. Director Jopling seconded; passed 4-0. Then, Director Elam made a motion to approve payment for wall power washing in the amount of $2,800, covering an expanded scope to include the mailbox section, instead of $2,500 that was approved in the last meeting to power wash just one side of the wall. Director Lewis seconded; passed 4-0. Finally, director Dashtara moved to approve May Director Fees totaling $9,061. Director Elam seconded; passed 4-0.

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

MINUTES

14. **Review and approve minutes for May 13, 2026, regular meeting**. Director Elam moved to approve the minutes as presented. Director Jopling seconded; passed 4-0.

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. Mr. Kutac submitted a settlement agreement for a previous violation and is awaiting a response. No action.

16. Discuss, consider and take action regarding Board governance matters. The Board discussed the need for future executive session deliberation regarding governance structures and committee autonomy following Director Flaws' resignation.

**Executive Session:* The Board convened in Executive Session at 7:46 PM under section 551.071 of Texas Government Code for the purposes of legal advice on the Items 8(C) and 10(A)2. The Board reconvened in Open Session at 8:39 PM. No action was taken in closed session.

17. **Adjourn.** Director Jopling moved to adjourn the meeting. Director Elam seconded the motion, and the motion passed 4-0. The meeting adjourned at 10:03 p.m.

EXECUTED this the 8th of July, 2026.

Valerie Dashtara

Valerie Dashtara, Secretary/Treasurer