LAKE POINTE MUNICIPAL UTILITY DISTRICT MINUTES
October 14, 2026

The Board of Directors ("Board") of Lake Pointe Municipal Utility District ("District") met in person for a regular meeting on October 14, 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, Blake Foree with Landscape Resources, Inc. ("LRI"); Chris Bodine with Knight-Fowler-Millsap, LLC ("KFM"); and Pat Sinnott with Lake Pointe Homeowners Association ("LPHOA") 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.

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;** Blake Foree (LRI) presented the routine grounds maintenance report, noting that crews are preparing for seasonal leaf drop as temperatures cool. The smart irrigation controller replacement previously authorized is complete, and the two tree care jobs approved at the September session have been executed without outstanding issues.
   - **B. Projects - proposed, new and status of approved projects;** The Board reviewed and took formal action on two landscape maintenance proposals presented in the meeting packet:

- **i. Revised Storm Damage Tree Cleanup Proposal:**
  - **Motion:** Director Jopling moved to approve the revised storm damage tree cleanup proposal in the amount of **$3,737.** President Elam seconded the motion; passed 5-0.
- **ii. Boat Dock Drive Purge Proposal:**

- **Motion:** Director Jopling moved to approve the boat dock drive purge proposal in the amount of **$3,650.00**. Director Lewis seconded the motion; passed 5-0.

C. Neighborhood Residential Construction Projects; Operations Manager Swanks reported two new residential pool construction submittals within the District: one on Napa Drive and another on Savoy Court. Plan review deposits have been received, and site work will commence following silt fence inspections. No action.

D. Stormwater basin maintenance Operations Manager Swanks reported on a site walk with Hundl Enterprises inspecting District stormwater facilities. Proposals are being prepared to clean silt buildup at the Lake Stone Pond inlets, clear the drainage basket at the Nevada Pond, and excavate accumulated sediment from the stormwater inlet basin at Vista Pointe Park. 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;

No WTCPUA representative was present, as the WTCPUA Board had not met since the prior District session. HOA Representative Ms. Sinnott noted that the LPHOA filed a request for a contested case hearing regarding TCEQ regulatory matters, with an upcoming session scheduled for October 31st. No action.

2) PUA Treated Effluent Irrigation Feasibility Study; No new updates were received regarding the discussions to deliver treated effluent to the community center and pond area; awaiting formal presentation from the WTCPUA engineer. No action.

B. Collaboration with the Lake Pointe Homeowners' Association ("LPHOA"). The Board reviewed the monthly HOA update. HOA Representative Pat Sinnott raised an issue regarding the Lake Stone Dr neighborhood streets, noting that Travis County never formally adopted these roadways 30 years ago due to a disagreement over sidewalk/curb cuts not meeting county specs. Consequently, these streets were excluded from recent county resurfacing work. The Board agreed to collaborate with the HOA to evaluate options for getting the county to formally accept the roadways. No action.

C. Collaboration with other governments and private entities on issues affecting the District. The Board discussed recent Travis County roadway asphalt maintenance and noted resident feedback regarding missed Texas Disposal Systems (TDS) trash pickups during county road work, as well as the extension of yellow centerlines on Bayton drive. 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 Board reviewed the comprehensive projects report. Official opening of the swim and day docks remains pending completion of structural elements, waterfront trail improvements, and dredging of invasive hydrilla/underwater vegetation around the dock footprint. The Board reviewed site safety and liability concerns, noting that visitors continue to bypass closed gates and orange construction barriers. The Board directed staff to place a prominent

notification banner on the District homepage confirming that the waterfront remains strictly closed to the public. No action.

- **2) Vista Pointe Park Improvement Project, including addition of grinder pump for restroom:** Construction remains underway. Masonry wall construction for the 10x12 foot restroom building and the structural frame/cover for the two new barbecue grills are complete. The Board noted that the raw water irrigation holding tank requires a larger volume and concrete pad foundation, which will be addressed in an upcoming change order. Rerunning and rewiring the park irrigation system will be bid as a separate project prior to final sodding. No action.
- **3) Trail Improvement Project (Lake Road Drainage):** Chris Bodine with KFM (District Engineer) reported that construction of the Lake Road drainage improvement project—consisting of a sock drain, concrete channel, and sediment diversion berm below the WTCPUA blue gate—is complete.
    - **Motion:** President Elam moved to accept the Lake Road drainage project for maintenance and operations, approve final completion, and authorize release of final payment in the amount of **$19,419.23**. Director Lewis seconded the motion; passed 5-0.
- **4) Wall Project:** The Board reviewed a redlined draft of the Memorandum of Understanding (MOU) received from LPHOA legal counsel. (Executive Session held under Item 11). No action.
- **5) Monument Project:** Discussed in conjunction with the Wall Project and joint committee MOU.
- **6) New access gate at Vista Pointe Park:** Based on resident feedback and site constraints, the Board evaluated shifting the new vehicle sliding gate approximately 5–10 feet from its existing location rather than across the park. The sliding gate would need to retract into a trenched incline. Pedestrian access into the Preserve will be provided via a single, crushed granite trail passing behind the pavilion and mud pond. No action.

B. Additional or revised KFM Proposals. The Board evaluated options to reduce scope on changing room/cove additions for the Lake Austin dock project to avoid a significant cost increase. KFM is preparing three lower-cost design alternatives. No action.

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

A. Issues affecting the Preserve - report and action as necessary; The Board noted that the temporary trail closure for WTCPUA raw water line leak investigation concluded after excavations confirmed no pipe leak existed. No action.

B. Accessibility and security issues for trailhead entrances. Operations Manager Swanks is working with a local contractor on simplified bollard/stanchion designs at the Carlsbad trailhead to block unauthorized golf cart and vehicle access while preserving pedestrian entry. No action.

C. Volunteer initiatives and contributions; The community Cleanup Day is scheduled in one month. An Eagle Scout candidate is initiating fundraising for the steep hill handrail project; the Board noted deep erosion grooves on the hill to be monitored. The committee approached a second Eagle Scout candidate about updating the Preserve trail map, replacing deteriorated trailhead signs, and adding QR codes linking to the District's digital resources. No action.

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

A. District's digital accounts, including updates, website, meeting transcription, and IT issues. The Committee discussed uploading the updated Preserve trail map and adding a prominent banner on the website homepage clarifying that the Lake Austin dock facilities remain closed during construction. No action.

B. District's historical records and records management. Operations Manager Swanks reported that scanning of physical records is ongoing and that eligible scanned documents are being shredded using a commercial shredder. The Board evaluated long-term cloud storage versus local hard drive backups for digital records. No action.

C. Resident communications. Recent communications issued include the September 28 project update blast, trail closure notices, and trail reopening announcements. Upcoming blasts will announce the community Preserve cleanup date. 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.**
- **Directors' Fees:**
  - **Motion:** President Elam moved to approve September 2026 Directors' Fees totaling **$1,547.00**. Director Lewis seconded the motion; passed 5-0.
- **Monthly Bills:** The Board reviewed monthly accounts payable, including annual surveillance system licensing (Diaz), Balboa firebreak clearing, Johnson Lake Management pond maintenance, KFM project engineering, and legal fees.
  - **Motion:** Director Lewis moved to approve payment of monthly bills totaling **$313,738.97**. Director Dashtara seconded the motion; passed 5-0.
- **B. Matters related to upcoming bond issuance and related bond application report.**

Discussed in Executive Session.* No formal action was taken in open session.

MINUTES

9. Review and approve minutes for the September 9, regular meeting. The Board reviewed the draft minutes for the September 9, 2026 regular meeting.

- **Motion:** President Elam moved to approve the September 9, 2026 regular meeting minutes as amended. Director Lewis 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.

*This item was discussed in the Executive Session.** Upon reconvening in open session at 9:10 p.m.:

- **Motion:** President Elam moved to approve the formal settlement agreement and letter with the homeowner regarding construction rule violations. Director Jopling seconded the motion; 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.

Discussed in Executive Session.* No formal action was taken in open session.

12. Update and possible action regarding legal and regulatory requirements applicable to Preserve.

Discussed in Executive Session.* No formal action was taken in open session.

13. Executive Session.

** The Board convened in Executive Session at 7:27 p.m. pursuant to Section 551.071 of the Texas Government Code (Legal Consultation) to receive legal advice regarding Items 8B, 10, 11, and 12. The Board reconvened in open session at 9:10 p.m. No motions or votes were taken in Executive Session.*

14. Adjourn. President Elam moved to adjourn the meeting at 9:10 p.m. Director Lewis seconded the motion; passed 5-0.

EXECUTED this the 11th day of November, 2026.

LAKE POINTE MUNICIPAL UTILITY DISTRICT
TRAVIS COUNTY
TEXAS

Valerie Dashtara

Valerie Dashtara, Secretary/Treasurer