

MINUTES OF MEETING  
OF  
BOARD OF DIRECTORS

THE STATE OF TEXAS

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COUNTY OF TRAVIS

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LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2B

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On November 9, 2020, at 6:00 p.m., as authorized by the March 16, 2020 proclamation by the Office of the Governor, as extended, suspending certain provisions of the Texas Open Meetings Act in response to the COVID-19 public health threat, the Board of Directors of Lakeside Water Control and Improvement District No. 2B (“District”) held a regular meeting, open to the public, by a two-way toll-free telephonic conference call, accessible by dialing (877) 309-2073, then entering access code 493-264-069 (in-person meetings are typically held at 21100 Carries Ranch Road, Pflugerville, Texas). A copy of the notice of meeting along with associated certificates of posting are attached hereto as Exhibit “A”.

The roll was called of the members of the Board of Directors, to-wit:

Marilyn Horndt	President
Eddie Garcia	Vice President
Kenneth Whittier	Secretary/Treasurer
Jim Walker	Assistant Secretary
Terry Tuttle	Assistant Secretary

All members of the Board participated by telephone, thus constituting a quorum of the Board of Directors. All Directors who participated by telephone voted on all matters that came before the Board. Also participating by telephone were Jeff Monzingo of Montoya & Monzingo, LLP; Keith Collins of Randall Jones Engineering, Inc.; John Barganski of Specialized Public Finance, Inc.; David Klein and Maris Chambers, Attorneys, and Fred Castro, Paralegal, of Lloyd Gosselink Rochelle & Townsend, P.C.

Mr. Klein stated this meeting was being held under the authority of the Governor’s March 16, 2020 proclamation, as extended, suspending certain Texas Open Meetings Act laws in response to the current COVID-19 pandemic and statewide disaster declaration. He then said that this open meeting of the Board of Directors was being recorded, in compliance therewith, and the recording would be made available to the public. Mr. Klein also stated that the Board would provide members of the public with the opportunity to participate, as in any normal District open meeting, explaining that participation via the noticed telephone number was toll-free and allowed for two-way communication. Mr. Klein asked that the attendees refrain from interrupting each other and use the same courtesy as they would during an in-person meeting, stating that the Board would announce the instances where comments from the public would be accepted.

Next, Director Horndt stated that Directors Horndt, Garcia, Whittier, Walker, and Tuttle were participating in this meeting by telephone along with the District's consultants: Jeff Monzingo, Keith Collins, John Barganski, David Klein, Maris Chambers, and Fred Castro.

Director Horndt called the meeting to order at 6:01 p.m. and announced that a quorum of the Board was in attendance (on the call). Next, Director Horndt stated that the Board would consider the approval of the minutes of the October 12, 2020 regular meeting. Upon motion by Director Garcia, seconded by Director Tuttle, and unanimously carried, the minutes of the October 12, 2020 regular meeting were approved, as presented.

The next item to come before the Board was to receive public comment. No comments from the general public were received by the Board.

Director Horndt stated that the Board would next receive a report from the District's Engineer. Mr. Collins stated that the pedestrian trails project within the greenbelt in Lakeside WCID No. 2D had received Travis County approval and that a set of plans had been submitted to the City of Pflugerville to obtain their signoff on the project. Mr. Collins added that he anticipated having a pre-construction conference for the project within the next two weeks.

The next item to come before the Board was to consider the acceptance of Lot 16, Block 3, Lakeside at Blackhawk, Section 2 from the Park at Blackhawk and Lakeside Homeowners Association (the "HOA"). Mr. Klein presented this item and noted that this particular Lot was to be conveyed to the District so that the repair and/or replacement of the stone-look precast concrete fence, located on this Lot could be repaired and/or replaced under an amended cost-sharing agreement for masonry fence repairs between Lakeside WCID No. 2C and the HOA, which was to be presented for consideration by Lakeside WCID No. 2C later this week. Upon motion by Director Garcia, seconded by Director Tuttle, and unanimously carried, the Board accepted the conveyance of Lot 16, Block 3, Lakeside at Blackhawk, Section 2, a copy of the conveyance document is attached hereto as Exhibit "B", subject to Lakeside WCID No. 2C's approval of an amended cost-sharing agreement for masonry fence repairs.

Director Horndt stated that the Board would next receive recreational facilities reports and take action concerning the same, including, but not limited to, operations, maintenance, and/or improvements related to existing recreational facilities. Mr. Monzingo presented recreational facilities reports from the associations operating the District's recreational facilities, copies of which are attached hereto as Exhibit "C". Next, Mr. Klein reported that the Governor issued Executive Order No. GA-32, relating to the continued response to the COVID-19 disaster as Texas continues to reopen. Mr. Klein stated that the Governor's most recent Order provides that certain entities may increase their indoor capacity limits to 75% of their normal operating limits and that this would include the District's recreational facilities. Mr. Klein stated that in talking with the HOA, the Reserve at Westcreek Owners Association (the "Reserve"), and their respective facility operators, they recommended that the Board take no action to increase the amenity centers' indoor capacity limits to 75% of their normal operating limits at this time, given the surge in COVID-19 cases being reported throughout the State. Mr. Klein stated that based on this feedback, he recommended that the Board maintain the indoor capacity limits of the District's amenity centers at 50% of their normal operating limits. After discussion, no action was taken by the Board.

The next item to come before the Board was to consider action, including but not limited to, funding for A) the Trails Project; B) the Tennis Court Project; and/or C) the Basketball Court Fence Project. Mr. Monzingo stated that he was asked by the HOA and Reserve to determine whether it was feasible for the Lakeside Districts to undertake such projects in the near-term. He stated that the Trails Project was the result of a proposal received by the HOA and put forth by a resident for the installation of a pocket park adjacent to the retention pond located off of Speidel Drive and Hodde Lane. A copy of the proposal is attached hereto as Exhibit "D". Mr. Monzingo noted that the proposal reflected an estimated project cost totaling \$10,860. He stated, however, that the District's Engineer noted that the estimated project cost did not include pricing for concrete sidewalks, trees or irrigation, and did not include costs for permitting from Travis County or City of Pflugerville.

Next, Mr. Monzingo stated that included in the meeting materials for tonight's meeting was a proposal from Randall Jones & Associates Engineering, Inc. with an estimated project cost for the Trails Project of \$100,904.59, a copy of which is attached hereto as Exhibit "E". Mr. Monzingo stated that the District was currently in the design phase associated with the construction of a new amenity center, and stated that although the Trails Project may be a worthwhile endeavor, he would recommend that the Board wait until such time as the District received bids for the construction of its new amenity center before it decided on the feasibility of taking on the Trails Project.

Next, Mr. Monzingo presented proposals to construct new tennis courts, copies of which are attached hereto as Exhibit "F". Mr. Monzingo noted that AO Services' bid was for \$216,500 and IDR's bid was for \$218,750. Mr. Monzingo recommended that the Board wait until such time as the District received bids for the construction of its new amenity center before it decided on the feasibility of taking on this Tennis Court Project.

Next, Mr. Monzingo presented proposals for the Basketball Court Fence Project, copies of which are attached hereto as Exhibit "G". Mr. Monzingo noted that the bid from Absolute Fence and Gate was for \$11,241.22, and the bid from Pflugerville Pfence Company was for \$9,450. Mr. Monzingo stated that erecting a fence around the basketball court was presented as a solution to addressing problems being experienced at this location and discussed by the Lakeside Districts. Mr. Klein stated that the Reserve and Lakeside WCID No. 2D Board were in support of this project as a means to address concerns over people congregating until early hours of the morning at the basketball court located within the Reserve at Westcreek, including the unauthorized use of the facility by non-residents, noise complaints, littering, and possible drug use.

Ms. Chambers addressed the Board and stated that the Reserve had reached out to four contractors requesting bids for fencing and received the two proposals presented this evening. She stated that the proposals envision a fence around the basketball court with the Reserve looking into a higher security option to lock the facility which could prove to be cost-prohibitive due to the need for running electrical service to the basketball court from the opposite side of the street. Ms. Chambers noted that the proposals presented this evening contemplated a fence and gate with the Reserve providing some sort of lockbox or combination lock to allow residents entrance to the facility. She stated that of the two proposals received the Reserve's preference was the proposal

submitted by Absolute Fence and Gate, as it was her understanding that the bid would include work associated with the tennis court at the Reserve at Westcreek at no additional cost. Ms. Chambers recommended that the Board authorize the Reserve to move forward with the erection of a fence to surround the basketball court by Absolute Fence and Gate. After discussion, upon motion by Director Garcia, seconded by Director Whittier, and unanimously carried, the Board postponed action in connection with the Trails Project and Tennis Court Project and approved the Basketball Court Fence Project and the proposal submitted by Absolute Fence and Gate.

Director Horndt stated that the Board would next consider the payment of invoices and Bookkeeper's report. Mr. Monzingo distributed a list of current invoices and quarterly investment report, copies of which are attached hereto as Exhibit "H". After discussion, upon motion by Director Tuttle, seconded by Director Whittier, and unanimously carried, the Board approved the payment of invoices and quarterly investment report, as recommended.

There were no announcements or requests for items at the Board's next meeting.

After discussion, there being no further business, and upon motion made by Director Walker, seconded by Director Garcia, and unanimously carried, the meeting was adjourned at 6:38 p.m., until further call.

PASSED, APPROVED, AND ADOPTED THIS 11th day of January, 2021.

  
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Kenneth Whittier, Secretary

[DISTRICT SEAL]