

MINUTES OF MEETING
OF
BOARD OF DIRECTORS

THE STATE OF TEXAS

COUNTY OF TRAVIS

LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2B

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On December 13, 2021, at 6:00 p.m., the Board of Directors of Lakeside Water Control and Improvement District No. 2B ("District") met in regular session, open to the public, outside the boundaries of the District, at 21100 Carries Ranch Road, Pflugerville, Texas. A copy of the notice of meeting along with associated certificates of posting is 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, except Directors Horndt and Garcia, thus constituting a quorum of the Board of Directors. All Directors who attended voted on all matters that came before the Board. Also attending were Robert Tiemann and Matthew Tiemann of Rowe Lane Development, Ltd.; Jeff Monzingo of Montoya & Monzingo, LLP; Bob Hulbert, P.E. of Randall Jones & Associates Engineering, Inc.; John Barganski of Specialized Public Finance, Inc.; David Klein, Attorney, and Fred Castro, Paralegal, of Lloyd Gosselink Rochelle & Townsend, P.C.

Director Whittier called the meeting to order at 6:02 p.m. After conducting a roll call, he announced that a quorum of the Board was in attendance.

Director Whittier stated that the Board would next consider the approval of the minutes of the November 8, 2021 regular meeting. Upon motion by Director Tuttle, seconded by Director Walker, and unanimously carried, the minutes of the November 8, 2021 regular meeting were approved, as presented.

The next item to come before the Board was to receive public comment. Mr. Matthew Tiemann introduced City of Pflugerville Councilmember, Mr. Rudy Metayer, who briefly addressed the Board. Councilmember Metayer stated that he wished to reach out to the members of the Board and offer his support and willingness to work with the Lakeside Districts on issues affecting the Lakeside Districts, including the level of service being provided by the City of Pflugerville to the Blackhawk community. In addition, Councilmember Metayer expressed his appreciation for the level of public service being provided by the Board to its constituents.

Director Whittier stated that the Board would next receive a report from the District's Engineer. Mr. Hulbert provided a brief update regarding the inspection of the masonry boundary fence along Rowe Lane. He stated that a representative of the manufacturer was contacted to perform the inspection to determine the need for maintenance and/or repairs and was awaiting that report. Mr. Hulbert stated that he was informed by the manufacturer's representative that they would be able to provide replacement fence panels, but fence posts would have to be sourced from a different manufacturer. He stated that additional research into the matter was required and that he would report back to the Board at its next meeting.

Director Whittier stated that the Board would next consider the payment of invoices and the Bookkeeper's report. Mr. Monzingo presented copies of invoices, money transfers, and Bookkeeper's report, copies of which are attached hereto as Exhibit "B". Mr. Monzingo requested that the Board void Check Nos. 4084 and 4085, payable to Directors Horndt and Garcia, due to their absence from the meeting. Mr. Monzingo requested that the Board transfer \$10,000 from the District's Money Market Account to the District's Checking Account to pay bills and requested that the Board transfer \$1,311.69 from the District's Checking Account to the District's Debt Service Account. After discussion, upon motion by Director Tuttle, seconded by Director Whittier, and unanimously carried, the Board approved the payment of invoices and money transfers, as amended.

Director Whittier 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 copies of the recreational facilities reports provided by Goodwin Management and Associa Hill Country, operators of the Park at Blackhawk and Reserve at Westcreek Amenity Centers, respectively, which are attached hereto as Exhibit "C". He stated that the reports provided updates on existing projects, and noted that no action by the Board was required in connection with any of the projects referenced in the recreational facilities reports presented.

Next, Mr. Klein informed the Board that it was his understanding that there had been a sighting of a 4 to 5-foot alligator within the large drainage pond located within the Reserve at Westcreek. He stated that the Reserve at Westcreek Owners Association had already set up temporary signs warning the public of this wildlife danger at each entrance to the hike and bike trail that runs adjacent to the drainage pond and along the drainage facility itself as well. Mr. Klein stated that a formal complaint had been filed with the Texas Parks and Wildlife Department Law Enforcement Communications Center and the President of the Reserve at Westcreek Owners Association, Inc. had contacted the Travis County Game Warden. He added that efforts to determine if the alligator could be identified as a "nuisance alligator" were underway, as well as, a risk assessment to determine if the alligator may be removed or if it needed to be left alone until there is a safety issue. He stated that in cases where the assessment does not automatically authorize removal the complainant does have some say to request removal. Mr. Klein stated that such a request had been made. He stated that other neighborhood homeowners associations in the Lakeside communities had been notified of this danger so that they could take steps to alert residents. He stated that an individual in the San Antonino area had been recommended by the

Texas Parks and Wildlife Department to remove the alligator and arrangements had been made to have that individual visit the site later this week, or sooner if the alligator was sighted.

The next item to come before the Board was to consider action as necessary concerning the District's website. Mr. Klein and Mr. Castro stated that there was nothing to report at this time.

Director Whittier stated that the Board would next consider, and take action regarding a wholesale wastewater rate increase by the City of Pflugerville, Texas (the "City"), and subsequent repeal. Mr. Klein recommended that the Board convene in Executive Session in accordance with Texas Government Code § 551.071 to consult with its attorneys on this matter, as contemplated by the meeting agenda.

At 6:23 p.m., upon motion by Director Tuttle, seconded by Director Walker, and unanimously carried, Director Whittier announced that the Board would next convene in Executive Session to receive advice from its attorneys regarding a wholesale wastewater rate increase by the City, in accordance with Texas Government Code § 551.071. At 6:34 p.m., upon motion by Director Whittier, seconded by Director Walker, and unanimously carried, the Board reconvened in open meeting. Director Whittier stated that no action had been taken by the Board during the Executive Session.

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 Whittier, and unanimously carried, the meeting was adjourned until further call at 6:37 p.m.

PASSED, APPROVED, AND ADOPTED THIS 10th day of January, 2022.

[DISTRICT SEAL]



Kenneth Whittier, Secretary