

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. 2C

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On January 12, 2021, at 5:45 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. 2C (“District”) held a regular meeting, open to the public, by a two-way, toll-free telephonic conference call accessible by dialing (866) 899-4679, then entering access code 528-269-405 (in-person meetings are typically held at 21100 Carries Ranch Road, Pflugerville, Texas). Copies 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:

David Wang	President
Scott Stratton	Vice President
Larry English	Secretary/Treasurer
Joshua Bridgefarrow	Assistant Secretary
Craig Twellmann	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 Matthew Tiemann of Rowe Lane Development, Ltd.; Jeff Monzingo of Montoya & Monzingo, LLP; Keith Collins of Randall Jones Engineering, Inc.; John Barganski of Specialized Public Finance, Inc.; and David Klein, Maris Chambers, and Danielle Lam, 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.

Director Wang called the meeting to order at 5:45 p.m. and announced that a quorum of the Board was in attendance (on the call). Next, Director Wang stated that the Board would next consider the approval of the minutes of the Board's November 10, 2020 regular meeting. Upon motion by Director Stratton, seconded by Director Twellmann, and unanimously carried, the Board approved the minutes of the Board's November 10, 2020 regular meeting, as presented.

Director Wang stated that the Board would next receive public comment. No comments from the general public were received by the Board.

Director Wang stated that the Board would next receive a report from the District's Engineer. Mr. Collins stated that the contract for the Park at Blackhawk IV, Phase 9 was let for bid with bids to be opened on January 20, 2021. He anticipated that the contract would be awarded in February 2021. He also stated that a pre-construction meeting for the pedestrian trails project within the greenbelt in Lakeside WCID No. 2D was held on December 16, 2020, and that construction was scheduled to begin on January 13, 2021.

The next item to come before the Board was to consider the adoption of the Order Adopting Rules for Construction Activity. Ms. Chambers presented this item and stated that as the District owns and operates a Phase II, level 2 municipal separate storm sewer system ("MS4") regulated by the Texas Commission on Environmental Quality. She stated that the District is a party to a Shared Stormwater Management Plan ("SWMP") of the Lakeside Water Control and Improvement District Nos. 1, 2B, 2C, and 2D and is required to develop and implement rules and/or standard operating procedures for construction activities completed within their collective boundaries. Ms. Chambers stated that the Districts' Stormwater Subcommittee developed certain Rules for Construction Activity to be Conducted within Lakeside Water Control and Improvement District Nos. 1, 2B, 2C, and 2D, a copy of which is attached hereto as Exhibit "B", requiring operators of small and large construction activities, as defined in Part I of the Texas Pollution Discharge Elimination System General Permit No. TXR040000, to select, install, implement, and maintain stormwater control measures that prevent illicit discharges associated with construction sites within the District. She stated that the Districts' Stormwater Subcommittee, in association with the District's Engineer, and Mr. Tiemann, as representative of the developer within the District, recommend that they be approved and adopted. Upon motion by Director Stratton, seconded by Director English, and unanimously carried, the Board adopted an Order Adopting Rules for Construction Activity to be conducted within Lakeside WCID Nos. 1, 2B, 2C, and 2D, a copy of which is attached hereto as Exhibit "C".

Director Wang stated that the Board would next consider and take action as necessary concerning the adoption of a Resolution Authorizing Electronic Signatures. Mr. Klein introduced Ms. Lam who presented the Resolution, a copy of which is attached hereto as Exhibit "D". Ms. Lam stated that the Uniform Electronic Transactions Act provides for the use of an electronic signature with a few exceptions. Ms. Lam stated that the Board adopting the Resolution Authorizing Electronic Signatures would allow her firm to execute District documents, such as orders, resolutions, and Board meeting minutes, except for certain transactions such as bank deposits and documents involved with the conveyance of real property, allowing for a more efficient and safe manner of collecting Director signatures during the COVID-19 pandemic. She noted that by taking such action, the Board would authorize her firm to utilize a Director's

electronic signature and/or record, as permitted by the Uniform Electronic Transactions Act, and in accordance with all other applicable laws and regulations, after receiving a Director's oral or written permission to take such action. Ms. Lam stated that a Director's signature could be represented using an s/ followed by his/her typewritten name or a digital signature that is pasted into a document. Upon motion by Director Stratton, seconded by Director English, and unanimously carried, the Board adopted a Resolution Authorizing Electronic Signatures.

Director Wang 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, attached hereto as Exhibit "E". Starting with the recreational facilities report provided by the Park at Blackhawk and Lakeside Homeowners Association (the "HOA"), Mr. Monzingo reported that all Fencecrete repairs had been completed. He noted that the HOA's vendor selected to replace the water fountain was unable to meet the project's requirements and a new vendor and proposal was anticipated for consideration next month. Mr. Monzingo stated that the HOA was looking for direction on the future rental of District-owned recreational facilities. Next, Mr. Monzingo presented the recreational facilities report provided by the Reserve at Westcreek Owners Association. It was the consensus of the Board that rental of District-owned recreational facilities remains suspended for now. After discussion, no action was taken by the Board in connection with this item.

The next item to come before the Board was to consider action as necessary concerning a funding request from the HOA. Mr. Monzingo presented the HOA's request, a copy of which is attached hereto as Exhibit "F". He noted that the HOA spent \$58,127.00 more in District related expenditures than was budgeted this past fiscal year with the majority of cost overruns related to landscaping, landscape irrigation repair and maintenance, and irrigation water well maintenance and repair. Mr. Monzingo stated that the District's share came to \$15,886.11 and amounted to 27.33% of the total. Mr. Monzingo recommended approval of the District share of the HOA's funding request. After discussion, upon motion by Director Twellmann, seconded by Director Bridgefarmer, and unanimously carried, the Board approved the payment of the District's share of the HOA's funding request.

Director Wang stated that the Board would next consider the payment of invoices and Bookkeeper's report. Mr. Monzingo distributed a list of current invoices, and money transfers, copies of which are attached hereto as Exhibit "G". After discussion, Mr. Monzingo requested that the Board authorize the transfer of \$40,000 from the District's Checking Account and \$780,000 from the District's Capital Projects Account to the District's Money Market Account to earn interest income. After discussion, upon motion by Director Stratton, seconded by Director Bridgefarmer, and unanimously carried, the Board approved the payment of invoices, and money transfers, as recommended.

The next item to come before the Board was to consider action as necessary concerning the creation of the District's website. Mr. Castro provided the Board with a brief update on the status of the District's website.

Next, Director Wang stated that the Board would receive a report on the 2021 Legislative Session. Mr. Klein provided a memorandum to the Board, a copy of which is attached hereto as Exhibit "H", outlining dates of interest related to the upcoming 2021 Legislative Session. He stated that he intended to provide the Board with regular updates on legislation that may have an impact on the District while the Texas Legislature is in 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 Stratton, seconded by Director Twellmann, and unanimously carried, the meeting was adjourned at 6:25 p.m. until further call.

PASSED, APPROVED, AND ADOPTED THIS 9th day of February, 2021.


Larry English, Secretary

[DISTRICT SEAL]