

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 April 13, 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 its 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 536-232-357 (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 Bridgefarmer	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 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.

At Director Wang's request, Director Stratton called the meeting to order at 5:47 p.m. and announced that a quorum of the Board was in attendance (on the call). Next, Director Stratton stated that the Board would next consider the approval of the minutes of the Board's March 9, 2021 regular meeting. Upon motion by Director Twellmann, seconded by Director Bridgefarmer, and unanimously carried, the Board approved the minutes of the Board's March 9, 2021 regular meeting, as presented.

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

Director Stratton stated that the Board would next receive a report from the District's Engineer. Mr. Collins stated that utility construction within the Park at Blackhawk IV, Phase 9 located within Lakeside WCID No. 2A was underway. He provided a brief update on the new amenity center project being undertaken by the District in association with Lakeside Water Control and Improvement District Nos. 2A, 2B, and 2D. Mr. Collins stated that the project was progressing through the City of Pflugerville (the "City"), Travis County, and Williamson County review process. He stated that Williamson County had directed his office to submit construction plans for the project to the Williamson County Emergency Services District as Travis County and Williamson County Emergency Services Districts would have jurisdiction as portions of the District are located within both counties. Mr. Collins stated that Duke C. Garwood Architects, Inc. was in the process of preparing the submittal of the project's building plans for review by the City and that Brad Marshall was working with the swimming pool contractor to get the plans for that part of the project submitted to the City for review.

Director Stratton stated that the Board would next consider the approval of Orders Amending the District's Drought Contingency and Water Conservation Plans, copies of which are attached hereto as Exhibits "B" and "C". Mr. Klein presented these items. He stated that every five years, by May 1 of that year, the District is required to take action to update its Drought Contingency and Water Conservation Plans, as necessary, and submit these Plans to the Texas Commission on Environmental Quality, the Texas Water Development Board, and the Lower Colorado River Water Planning Group (Region K). Mr. Klein stated that the District's Water Conservation Plan addresses measures to be implemented by the District to reduce water use by its customer base and that its Drought Contingency Plan addresses how and when the District would address water shortages during drought conditions. He stated that the District was required to adopt Plans that are as strict as the District's water provider which in the District's case is Manville Water Supply Corporation ("Manville"); however, the District finds itself in a position where it must implement certain standards and yet adopt Plans that are easily implementable by the City as the City is the District's water system operator. Mr. Klein stated that the proposed amendments to the District's Drought Contingency and Water Conservation Plans were crafted incorporating changes and standards that had been implemented by Manville and the City, including state rules and regulations to ensure compliance. Mr. Klein recommended approval of the proposed Orders Amending the District's Drought Contingency and Water Conservation Plans. Upon motion by Director English, seconded by Director Twellmann, and unanimously carried, the Board adopted the Orders Amending the District's Drought Contingency and Water Conservation Plans, as presented.

Director Stratton 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 (“Operators”) of the Park at Blackhawk and Reserve at Westcreek Amenity Centers (“Amenity Centers”), respectively, which are attached hereto as Exhibit “D”. He stated that the reports provided updates on existing projects, and noted that the report concerning the Park at Blackhawk Amenity Center included information related to facility repairs being undertaken to address door access as a result of the sporadic failure of the front, side, and rear doors to open from the inside of the facility. Mr. Monzingo stated that a bid obtained by Goodwin Management from Netronix to perform this repair was included as a part of their report. He noted that there were no updates in connection with repairs to the bathhouse restrooms as a result of the recent winter storm. Mr. Monzingo stated that he had nothing new to report at this time in connection with the report presented by Associa Hill Country related to the Reserve at Westcreek Amenity Center.

Next, Mr. Klein discussed the reopening of the Amenity Centers. He noted that last month it was the consensus of the Boards of Lakeside WCID Nos. 1, 2A, 2B, 2C, and 2D (the “Lakeside Districts”) that they maintain the current COVID-19 protocols but consider gradual modification as suggested by the Operators to accommodate the staffing and cleaning requirements, the completion of ongoing and planned repairs, and the Lakeside Districts adequate time to modify their COVID-19 policies as needed in light of the potential effects of Spring Break travel, and the rescission of the Governor’s statewide mask mandate and occupancy limitations, which might cause an increase in COVID-19 cases.

Next, Mr. Klein stated that after last month’s round of Lakeside Board meetings the Texas Attorney General issued correspondence in response to certain mandates imposed by the City of Austin that clarified that the Governor’s Executive Order GA-34, rescinding restrictions that required the use of face masks and imposed COVID-19 operating limits, was expressly reserved for private entities on their own premises. He stated that since the District is a public entity he recommended that the Board take action to amend its COVID-19 policies and open the Amenity Centers, including their use for private party rentals if the facilities are ready. Mr. Klein stated that he had contacted the Operator for the Reserve at Westcreek Amenity Center and that Jeff Stivers, President, Board of Directors for Lakeside WCID No. 1 had contacted the Operator for the Blackhawk Amenity Center and both Operators had agreed to open the Amenity Centers and allow private party rentals to groups with a limit on the number of guests allowed at one time. Mr. Klein stated that it was his understanding that the number of guests attending private parties at the Blackhawk Amenity Center before the onset of the COVID-19 pandemic typically ranged from 20-25 people with a maximum of 60 people per event. He stated that there was also some discussion concerning the use of liability waiver forms by the Operators, but stated that the District did not have the authority to require the use of such forms.

Mr. Klein requested that the Board consider amending its recreational facilities COVID-19 policies to allow for the reopening of the Amenity Centers in general with private party rentals limited to a maximum number of 60 guests per event and to encourage social distancing. After

discussion, upon motion by Director English, seconded by Director Bridgefarmer, and unanimously carried, the Board amended its recreational facilities COVID-19 policies to allow for the reopening of the Amenity Centers with private party rentals limited to a maximum number of 60 guests per event and encourage social distancing.

Director Stratton stated that the Board would next consider the payment of invoices and the Bookkeeper’s report. Mr. Monzingo distributed a list of current invoices, money transfers, and Bookkeeper’s report, copies of which are attached hereto as Exhibit “E”. Mr. Monzingo requested that the Board transfer \$40,000 from the District’s Money Market Account to the District’s Checking Account to pay bills and to transfer \$132,782.56 from the District’s Checking Account to the District’s Debt Service Account. After discussion, upon motion by Director Twellmann, seconded by Director Bridgefarmer, and unanimously carried, the Board approved the payment of invoices and money transfers, as presented.

The next item to come before the Board was to consider action as necessary concerning the creation of the District’s website. Ms. Chambers provided a brief update on efforts to set up a general email account to field questions from the general public and the posting of a map of the District’s boundaries so that the public could determine whether their property was located within the District. Ms. Chambers stated that the District’s Drought Contingency and Water Conservation Plans presented this evening would be posted to the District’s website as well.

Next, Director Stratton stated that the Board would receive a report on the 2021 Legislative Session. Mr. Klein provided a brief update of recently-filed legislation with the potential to impact the District.

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 English, seconded by Director Wang, and unanimously carried, the meeting was adjourned until further call at 6:13 p.m.

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



Larry English, Secretary

[DISTRICT SEAL]