

MINUTES OF MEETING
OF
BOARD OF DIRECTORS

THE STATE OF TEXAS

§
§
§
§
§

COUNTY OF TRAVIS

LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2C

On May 11, 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, both in-person at 21100 Carries Ranch Road, Pflugerville, Texas, and via videoconference. The public was provided with a free videoconference link. 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 either in-person or via videoconference, except Director Stratton and Director Bridgefarmer, thus constituting a quorum of the Board of Directors. Director Bridgefarmer did arrive later in the meeting. All Directors who participated in-person or by videoconference voted on all matters that came before the Board. Also participating in-person or by videoconference were Robert Tiemann and 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.; 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 stated 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 Lakeside WCID No. 2C open meeting, explaining that participation via the noticed free videoconference link allowed for two-way communication.

Director Wang called the meeting to order at 5:45 p.m. and announced that a quorum of the Board was participating in-person or by videoconference. Next, Director Wang conducted a

roll call and noted that Directors Wang, English, and Twellmann were participating in this meeting by videoconference. Mr. Klein stated that District consultants who were also participating in-person or by videoconference included Jeff Monzingo, Keith Collins, John Barganski, David Klein, Maris Chambers, and Fred Castro. He stated that Robert Tiemann and Matthew Tiemann were participating as members of the public.

Director Wang stated that the Board would next take action to approve the minutes of the April 13, 2021, regular meeting. It was at this time that Director Bridgefarmer joined the meeting via videoconference. Upon motion by Director Twellmann, seconded by Director English, and unanimously carried, the minutes of the April 13, 2021, regular meeting were approved, 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 provided a brief update on the status of utility construction within the Park at Blackhawk IV, Phase 9, and on the new amenity center project being undertaken by the District in association with Lakeside Water Control and Improvement District Nos. 2B, 2C, and 2D. He noted that the amenity center project was progressing through the City of Pflugerville, Travis County, and Williamson County review process with only one more signoff needed before construction plans for the project are approved.

Director Wang stated that the Board would next receive a report from the District's Financial Advisor and consider action as necessary concerning the refunding of bonds. Mr. Barganski presented this item and stated that the Board may want to consider whether debt service savings through a refunding of the District's Combination Unlimited Tax and Revenue Bonds, Series 2012 and Series 2014 are sufficient to warrant action on behalf of the Board. Mr. Barganski stated that he had prepared an analysis for the Board's consideration, a copy of which is attached hereto as Exhibit "B". Mr. Barganski informed the Board that any potential savings generated by the refunding transaction would vary as interest rates fluctuate. He noted that utilizing interest rates as of April 21, 2021, produced reduced total savings to the District, net of all costs of issuance, of approximately \$7,784 per year for a total cost saving of approximately \$124,559 resulting in a net present value savings of 5.970%. He noted that since the District's net present value savings was over 3%, the industry standard, he wanted to present this opportunity to the Board for consideration. After discussion, Mr. Barganski stated that he would draft the necessary bond offering documents for consideration by the Board at its next meeting. He stated that the Board could determine specific outlined parameters under which the District's consultants would proceed with a refunding at that time. After discussion, it was the consensus of the Board that Mr. Barganski is directed to prepare the necessary bond offering documents for consideration by the Board at its next meeting in anticipation of authorizing the District's consultants to proceed with a refunding of the District's Series 2012 and 2014 Bonds.

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 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 “C”. 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 (i) the status of facility repairs being undertaken to address the sporadic failure of the front, side, and rear doors noting that the repairs had been completed; (ii) replacement of the water fountain at the playground at the Amenity Center would wait until plumbing repairs are made; (iii) information related to damage sustained by the Fencconcrete wall at 3420 Brambling Road from being hit by an allegedly drunk driver and negotiations with that driver’s insurance carrier to address the cost of the repair of \$8,250 as quoted by the proposal obtained from Concretex (see Exhibit “E”); and (iv) assessing damages and the status of repairs from Winter Storm Uri.

Next, Mr. Monzingo reviewed the report provided by the Operator of the Reserve at Westcreek Amenity Center that included information related to the status of the basketball court improvements. He addressed the Board with a request from the Operator for the purchase of a shed to house trash and recycling bins that are currently stored within the Amenity Center. Mr. Monzingo noted that the bins were being used more due to increased activity at the Amenity Center and were emitting foul odors that waft throughout the building. He stated that quotes for the purchase and installation of a shed ranged in prices from \$4,000 to \$5,650. In response to an inquiry from Mr. Klein, Mr. Monzingo stated that it was his understanding that the Operator was asking that the District purchase the shed and that it be installed on District-owned property. After discussion, Mr. Klein requested an opportunity to speak with the Operator and discuss the specifics of this request and get back to the Board with an update. Next, Mr. Monzingo informed the Board of an emergency repair to the security camera system at the Reserve at Westcreek Amenity Center at the cost of \$5,500 due to lightning strikes from recent thunderstorms in the area.

Director Wang noted that the report provided by the Operator of the Park at Blackhawk Amenity Center sought to request an update on the status of the proposed pocket park within the trail system within Lakeside WCID No. 2A. Mr. Matthew Tiemann provided a brief update on the project and after discussion, Mr. Monzingo stated that he would provide an update on the project to the onsite manager of the Park at Blackhawk Amenity Center.

Director Wang stated that the Board would next consider the payment of invoices the Bookkeeper’s report. Mr. Monzingo distributed a list of current invoices, money transfers, Bookkeeper’s report, and quarterly investment report, copies of which are attached hereto as Exhibit “D”. Mr. Monzingo noted that Check No. 3648 payable to Crossroad Utilities for \$372.00 had been issued after the Board’s last meeting as their invoice is typically received by the District 10 days after its regular meeting. Next, he requested that the Board void Check No. 3649 payable to Director Stratton due to his absence from the meeting and requested that the Board authorize the transfer of \$20,609.11 from the District’s Checking Account to the District’s Debt Service Account. After discussion, upon motion by Director English, seconded by Director Twellmann, and unanimously carried, the Board approved the payment of invoices, money transfers, and quarterly investment report, as amended.

The next item to come before the Board was to consider action as necessary concerning the management of the District's website. Ms. Chambers provided an update on the establishment of a general email account to field questions from the general public, the posting of a map of the District's boundaries, and the posting of the District's Drought Contingency and Water Conservation Plans.

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

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

The next item to come before the Board was to conduct Cybersecurity Awareness Training. Ms. Chambers stated that, as elected officials Board members are required to complete an annual cybersecurity awareness training course approved by the Texas Department of Information Resources ("DIR"). She stated that the deadline for completion of Cybersecurity Awareness Training is June 14th and that the District must report compliance to the DIR by June 15th. To meet those deadlines, she stated that she would present a DIR-approved cybersecurity awareness training course at this time. Ms. Chambers played a video of a DIR-approved cybersecurity awareness training course.

Director Wang stated that the Board would next discuss, consider, and take action to certify compliance with the elected official cybersecurity awareness training and audit requirements of Texas Government Code § 2054.5191. Ms. Chambers presented this item and recommended that the Board confirm and certify that cybersecurity awareness training had been properly completed by each member of the Board of Directors. Upon motion by Director English, seconded by Director Twellmann, and unanimously carried, the Board confirmed and certified that cybersecurity awareness training had been properly completed by each member of the Board of Directors.

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 6:15 p.m.

PASSED, APPROVED, AND ADOPTED THIS 15th day of June, 2021.



Larry English, Secretary

[DISTRICT SEAL]