

MINUTES OF MEETING  
OF  
BOARD OF DIRECTORS

THE STATE OF TEXAS

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COUNTY OF TRAVIS

LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2C

On October 12, 2021, at 5:45 p.m., the Board of Directors of Lakeside Water Control and Improvement District No. 2C (“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:

David Wang	President
Scott Stratton	Vice President
Larry English	Secretary/Treasurer
Joshua Bridgefarmer	Assistant Secretary
Craig Twellmann	Assistant Secretary

All members of the Board were in attendance, except Directors Bridgefarmer and Twellmann, 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; Jessica Davis of Randall Jones & Associates Engineering, Inc.; John Barganski of Specialized Public Finance, Inc.; Danielle Lam, Attorney, and Fred Castro, Paralegal, of Lloyd Gosselink Rochelle & Townsend, P.C.

Director Wang called the meeting to order at 5:48 p.m. After conducting a roll call, he announced that a quorum of the Board was in attendance.

Next, Director Wang stated that the Board would consider the approval of the minutes of the September 13, 2021 regular meeting. Upon motion by Director Stratton, seconded by Director English, and unanimously carried, the minutes of the September 13, 2021 regular meeting were approved, as presented.

Director Wang stated that the Board would next receive a report from the District’s Engineer. Ms. Davis stated that she had nothing new to report at this time.

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 of the Park at Blackhawk and Reserve at Westcreek Amenity Centers, respectively, which are attached hereto as Exhibit "B". 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. Matthew Tiemann stated that although an item to address the developer's request for the District to participate in the construction of a masonry boundary fence with Kelly Lane WCID No. 2 ("Kelly Lane") was not on the agenda he wished to provide the Board with an update on this project. He stated that should the District wish to proceed with this project it would have to do so without the participation of Kelly Lane. Mr. Tiemann stated that he had called Texas811 to determine the location of underground utilities within the potential limits of construction for this project and found that the District could safely construct the wall as proposed with the exception that the length of fence that would be erected would be reduced. He stated that a quote to erect a masonry fence at this location came in at \$29,149.00. After discussion, Ms. Lam stated that an item would be added to next month's Board meeting agenda to discuss, consider, and take action on the project.

The next item to come before the Board was to consider the annual review of the District's Investment Policy. Ms. Lam noted that the Board was required to review and approve the District's Investment Policy on an annual basis. She noted that upon review of the District's Investment Policy and the applicable laws by her firm, no changes to the District's Investment Policy were recommended at this time. Upon motion by Director English, seconded by Director Stratton, and unanimously carried, the Board adopted a resolution regarding its annual review of the District's Investment Policy, a copy of which is attached hereto as Exhibit "C".

Director Wang 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 "D". He requested that the Board void Check Nos. 3730 and 3731, payable to Directors Bridgefarmer and Twellmann, due to their absence from the meeting. Next, Mr. Monzingo requested that the Board authorize the transfer of \$75,000.00 from the District's Money Market Account to the District's Checking Account to pay bills and he transfer to \$3,047.75 from the District's Checking Account to the District's Debt Service Account. After discussion, upon motion by Director English, seconded by Director Stratton, and unanimously carried, the Board approved the payment of invoices, and money transfers, as amended.

The next item to come before the Board was to consider action as necessary concerning the District's website. Ms. Lam stated that her office was working with the District's website consultant to post certain District information and documents to ensure the District's compliance with new legislation enacted by the 87<sup>th</sup> Texas Legislature.

Director Wang stated that the Board would next consider, and take action regarding a wholesale wastewater rate increase by the City of Pflugerville, Texas (the "City"). Ms. Lam recommended that the Board convene in Executive Session in accordance with Texas Government Code § 551.071 to consult with its attorneys.

At 6:01 p.m., upon motion by Director English, seconded by Director Stratton, and unanimously carried, Director McCord announced that the Board would next convene in Executive Session to receive advice from its attorney regarding wholesale wastewater rate increase by the City in accordance with Texas Government Code § 551.071. At 6:15 p.m., upon motion by Director English, seconded by Director Stratton, and unanimously carried, the Board reconvened in open meeting. Director Wang stated that no action had been taken by the Board during the Executive Session.

Director Wang stated that the Board would next consider action regarding a wholesale wastewater rate increase by the City. Upon motion by Director English, seconded by Director Stratton, and unanimously carried, the Board authorized the District's Attorney to (i) prepare a petition for a wholesale rate appeal at the Public Utility Commission of Texas on behalf of the District; (ii) issue correspondence on behalf of the District to the City providing a notice of default and directing the City to only charge amounts authorized under the District's current Order Amending and Reestablishing Water and Wastewater Service Rates, Charges, and Tap Fees ("Rate Order") and retaining only that portion of the funds paid to the City by District customers authorized by such Rate Order.

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 English, and unanimously carried, the meeting was adjourned until further call at 6:16 p.m.

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

  
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Larry English, Secretary