

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 November 9, 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 Director Bridgefarmer, 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 Matthew Tiemann of Rowe Lane Development, Ltd.; Jeff Monzingo of Montoya & Monzingo, LLP; Bob Hulbert, P.E., and Jessica Davis of Randall Jones & Associates Engineering, Inc.; David Klein, Attorney, and Fred Castro, Paralegal, of Lloyd Gosselink Rochelle & Townsend, P.C.

Director Wang called the meeting to order at 5:45 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 October 12, 2021 regular meeting. Upon motion by Director English, seconded by Director Twellmann, and unanimously carried, the minutes of the October 12, 2021 regular meeting were approved, as presented.

The next item to come before the Board was to consider a request from the developer for the District to participate in the construction of a masonry boundary fence between the District’s boundary lines and Kelly Lane WCID No. 2 (“Kelly Lane”). Mr. Tiemann presented this item and provided a brief status report on this project. He 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 as wooden privacy fencing had already been erected on adjacent lots. He stated that an updated quote to erect a masonry fence at

this location came in at \$29,154.00. Mr. Tiemann stated he had obtained commitments from homebuilders that would cover approximately one-third of the total cost of the project. He stated that the developer would also be constructing a Lakeside/Blackhawk monument in the area at the developer's sole expense. Mr. Tiemann stated that, Mr. Klein had requested that easements will be required for construction and routine maintenance purposes, including rights of access from the homebuilders/property owners that will be affected by this project. He stated that should the Board desire to proceed with this project, the Board's approval would be subject to obtaining commitments from homebuilders to cover one-third of the total cost of the project and obtaining easements for construction and routine maintenance purposes, including rights of access from the homebuilders/property owners that will be affected by this project. After discussion, upon motion by Director English, seconded by Director Stratton, and unanimously carried, the Board approved the concept for this project as presented by Mr. Tiemann, subject to the preparation and presentation of all appropriate documentation for the Board's consideration at a future meeting. In response to an inquiry from Mr. Monzingo, Mr. Klein confirmed that costs for the construction of this project would not be shared with Lakeside WCID Nos. 1, 2A, 2B, or 2D (the "Lakeside Districts"), but would be subject to the cost sharing agreement in place dealing with the maintenance of such facilities.

Director Wang stated that the Board would next receive a report from the District's Engineer. Ms. Davis introduced Bob Hulbert, P.E., Director of Engineering with Randall Jones & Associates Engineering, and stated that Mr. Hulbert would be attending Board meetings on behalf of Randall Jones & Associates Engineering, moving forward. Next, Ms. Davis stated that she would be inspecting the masonry boundary fence along Rowe Lane to determine the need for maintenance and/or repairs.

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. Tiemann provided the Board with a brief update on the status of the new amenity center. He stated that plans for the construction of the building and swimming pool had been submitted to the City of Pflugerville (the "City") and that the first round of comments from the City on the building plans and swimming pool had been received and were under review. Mr. Tiemann stated that he hoped to have the remaining permits approved by the City by the end of this year.

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, Bookkeeper's report, and quarterly investment report, copies of which are attached hereto as Exhibit "C". He requested that the Board void Check No. 3747, payable to Director Bridgefarmer, due to his absence from the meeting. Mr. Monzingo requested that the Board add Check No. 3758,

payable to Director Stratton, for \$554.08, for the replacement of 4 per diem checks that had been canceled as they were never cashed by Director Stratton. Next, Mr. Monzingo requested that the Board authorize the transfer of \$25,000.00 from the District's Money Market Account to the District's Checking Account to pay bills and the transfer to \$245.88 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 District's website. Mr. Klein stated that he had nothing to report at this time.


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"), including but not limited to, filing of a rate appeal at the Texas Public Utility Commission. 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 6:15 p.m., upon motion by Director English, seconded by Director Stratton, and unanimously carried, Director Wang 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 6:38 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.

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 Stratton, and unanimously carried, the meeting was adjourned until further call at 6:39 p.m.

PASSED, APPROVED, AND ADOPTED THIS 14th day of December, 2021.



Larry English, Secretary