

**JUNE 11, 2014**

The next item to come before the Board was approval of the minutes of the May 14, 2014 meeting. Upon motion by Director Zeniecki and second by Director Coffelt, the Board unanimously approved the minutes as presented, a copy of which is attached as Exhibit "G".

Director Corbett then stated that next item on the agenda was adoption of a Resolution Establishing Offices and Meeting Places of the Board of Directors and Establishing Locations for the Posting of Notice of Meetings of the Board. Mr. Flahive explained that the proposed resolution provided for meetings to be held in Suite 285 of 100 Congress Avenue, Austin, Texas 78701, which is an overflow conference room that Armbrust & Brown, PLLC may utilize, due to volume of districts represented by the firm holding elections on November 4, 2014. Upon motion by Director Howell and second by Director Zeniecki, the Board unanimously approved the resolution, a copy of which is attached as Exhibit "H".

The next item to come before the Board was landscaping maintenance and repair items in the District. Director Corbett stated the first item for discussion was the fountain in Pond 1. Director Corbett recommended that up to \$500 be approved to pay a contractor to determine the depth of the fountain and inspect the pump to see if it is clogged or broken. After discussion, upon motion by Director Coffelt and second by Director Zeniecki, the Board unanimously approved an amount not to exceed \$500 for this service. Director Corbett stated the next item for discussion was the beaver in the Steed's Crossing Pond. He stated that he'd received conflicting reports as to the presence of a beaver in the pond. He stated that he'd received a proposal from TruTech to trap the beaver at a cost of \$750 per trap. Director Corbett stated that since there was uncertainty as to whether a beaver is presently in the pond, he recommended that no action be taken at this time. The next item discussed was the weeds in Pond 1. Director Zeniecki stated that he was still awaiting a response from the geologist with the Fish and Wildlife Department providing a determination as to the type of weed that is in the pond and whether carp would be appropriate. Director Corbett stated the next item for discussion was the windmills. Director Zeniecki stated that Bradley T. Anthenat had inspected both windmills, at a cost of \$75, and would be providing independent price quotes for necessary repairs for each windmill, as well as a proposal for ongoing maintenance of the windmills. The next item for discussion was the purchase and installation of knockout roses in the roundabout on Commons Parkway. Director Zeniecki stated that he had received a proposal from Greener Image in the amount of \$1,182.00 for the sale and installation of forty-five three gallon knockout roses in a mixture of pink and red around the outside of the roundabout. Following discussion of the proposal and funds previously appropriated for Greener Image to plantlantana behind the entry walls on Commons Parkway, which had not yet been done, upon motion by Director Coffelt and second by Director Zeniecki, the Board unanimously approved an amount not to exceed \$1,200 for the purchase and installation of the knockout roses and the planting of the lantana as discussed and previously approved. The next item discussed was available options for the District to maintain areas of the entry and along Commons Parkway that are presently maintained by the homeowners association. Mr. Flahive stated that he had discussed the issue with J. Hines and would present available options to the Board at the next meeting. Director Coffelt then stated that he was aware of a sprinkler within the first median from the entry on Commons Parkway that was spraying water into the roadway. He stated that he would flag the sprinkler for repair. Director Corbett stated that he recommended that the Board conduct a work session to prioritize the projects that it would like to consider and determine to what extent the projects may be aggregated to obtain a better value from contractors. Following discussion, the Board determined that the work session

would be held at noon on July 1, 2014 at the Armbrust & Brown, PLLC offices at 100 Congress Avenue, Suite 1300, and requested that Mr. Hines and Mr. Flahive be present.

The next item to come before the Board was to receive a report from the District's bookkeeper and consider payment of bills, investments and transfers of funds. Ms. Bott stated that she would void Director Mathews' per diem check due to his absence. She reviewed the bills and invoices. Ms. Bott stated that all certificate of deposit activity had been addressed at the June meeting. She reviewed the April financials and stated that the District was on budget for the year, with a \$4,600 positive variance. Upon motion by Director Zeniecki and second by Director Coffelt, the Board unanimously approved payment of the bills.

Director Corbett then stated that next item on the agenda was to receive a report from the District's engineer. Mr. Hines directed the Board's attention to his report, a copy of which is attached as Exhibit "I". He stated that the first item before the Board was the acceptance of water, wastewater and drainage facilities within Phase IVA for operation and maintenance. Director Howell asked for confirmation that no open space was included in the proposal. Mr. Hines confirmed that was the case. After discussion, upon motion by Director Howell and second by Director Zeniecki, the Board unanimously approved acceptance of such facilities for operation and maintenance. Mr. Hines stated the next item before the Board was approval of the pay estimates and change orders for Phase VII, of which \$61,470.00 would be reimbursable to the developer for expenses including erosion controls, mobilization and bonding, and was current as of May 31, 2014. Upon motion by Director Howell and second by Director Coffelt, the Board unanimously approved the pay estimates and change orders.

The next item to come before the Board was a report from the developer. Joe Straub was not in attendance. Mr. Flahive stated that the first item for discussion was approval of the Conveyance of Existing Facilities Bills Paid Warranty and Maintenance Agreement, pursuant to which the developer would convey to the District the water, wastewater and drainage facilities located in Phases IIC and IVA. Mr. Flahive stated that based on the fact that bonds had not yet been issued for Phase IVA, it was premature to convey the facilities to the District. Mr. Flahive asked Mr. Hines if bonds had been issued for the facilities in Phase IIC. Mr. Hines confirmed that they had not. Mr. Flahive recommended that the item be tabled until the appropriate time for consideration by the Board. Director Howell stated that at the July 1, 2014 work session he would also like to discuss the signs installed by builders within the District and the extent to which the District has authority to regulate the signage. Mr. Hines and Mr. Flahive stated that they would look into the issue and present the options available to the Board at the work session.

Director Corbett then asked if there were any discussion items relating to future meeting schedule or agenda items. There being no further items to come before the Board, the meeting was adjourned at 6:49 p.m.

(SEAL)

Date: 7/9/14

  
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John Howell, Secretary  
Board of Directors