

MINUTES OF REGULAR MEETING
BOARD OF DIRECTORS

LOST CREEK LIMITED DISTRICT
Travis County, Texas

September 20, 2016

The Board of Directors of Lost Creek Limited District of Travis County, Texas, convened in a regular meeting at the Lost Creek Limited District administrative office located at 1305 Quaker Ridge Drive, Austin, Travis County, Texas, on Tuesday, September 20, 2016. Lawful and proper notice of the time, place and the subject of the meeting was posted at the place and time required by law.

Directors: Leah Stewart
Eric Castro
Chuck McCormick
Gary Sertich
Nancy Naeve

District Attorney: Tony Corbett
Freeman & Corbett

Bookkeeper/Manager/Deed
Restriction Enforcement Officer: Jim Emmons (Pinnacle Texas Management Services)

Residents and guests: See Attached Sign-in Sheet

1. Board Convenes, and Roll Call (Agenda Item 1)

Director Stewart called the meeting to order at 6:33 p.m. All directors were present, thus constituting a quorum.

2. Citizen Communications (Agenda Item 2)

A resident addressed the Board and described the individual fire prevention inspections conducted on residential properties by the City of Austin, and the assistance of the Lost Creek Civic Organization in facilitating such inspections.

3. Announcements (Agenda Item 3)

Jim Emmons identified handouts for the Board.

4. Consent Agenda (Agenda Item 4)

Director Naeve moved that the Board approve the Consent Agenda as presented. Director Stewart seconded the motion, which carried unanimously.

5. **Deed Restriction Enforcement Matters (Agenda Item 5)**

Jim Emmons presented his monthly Deed Restriction Enforcement Report.

6. **Budget and Tax Rate Matters (Agenda Item 6(a))**

At 6:46 p.m., the Board convened a public hearing regarding the adoption of a final tax rate for the 2016 tax year. Testimony was received. The Board closed the hearing at 6:53 p.m.

Director Castro moved that the Board adopt a Resolution Approving a Budget for the 2017 Fiscal Year. Director McCormick seconded the motion, which carried unanimously. A copy of the Resolution and approved Budget are attached to these meeting minutes.

Director Stewart then moved that the Board adopt an Order levying a final maintenance tax rate of \$0.525 per \$100 assessed valuation for the 2016 tax year. The motion was seconded by Director Naeve and carried unanimously.

Director Stewart moved that the Board approve a revised District Information Form reflecting the revised tax rate. The motion was seconded by Director Sertich and carried unanimously.

7. **Park Dedication Plaques (Agenda Item 6(c)(i))**

After discussion, Director Naeve moved that the Board approve the purchase of a park dedication plaque, at a total cost not to exceed \$2,000, for each park provided the final design of the plaque will be subject to Board approval. Director McCormick seconded the motion. The motion carried 3-2, with Directors Stewart and Sertich voting against the motion.

8. **Greenbelt Security Patrols (Agenda Item 6(c)(ii))**

The Board directed the General Manager to schedule security patrols for Halloween. The Board also discussed the possibility of seeking cost participation for greenbelt security patrol services by the Parkstone HOA or the Woods of Westlake HOA.

9. **Contribution of Surveying Services to City of Austin Fire Mitigation Project (Agenda Item 6(c)(iii))**

This matter was tabled.

10. **Fire Mitigation in District Greenbelt (Agenda Item 6(c)(iv))**

After discussion, Director Sertich moved that the Board approve the proposal received from Sanchez and Sons for wildfire mitigation per Firewise guidelines in the District Greenbelt between Whitemarsh Valley Walk and Augusta National Drive. The motion was seconded by Director McCormick and carried unanimously.

11. **Placement of Little Free Library on District Property (Agenda Item 6(c)(v))**

After discussion, Director Stewart moved that the Board authorize the Parks Committee to identify a proposed location for installation of a Little Free Library by the LCNA on District park property and to authorize legal counsel to prepare a legal services agreement, subject to review and approval at the next Board meeting. The motion was seconded by Director Sertich and carried unanimously.

12. **Communication Policies (Agenda Item 6(d)(iii))**

After discussion and feedback, Director Sertich moved that the Board authorize the Communications Committee to finalize the form of the Annual Report and distribute the report to residents subject to review and approval of the final cost by the Finance Committee. The motion was seconded by Director Castro and carried unanimously.

13. **Future Communications (Agenda Item 6(d)(ii))**

This matter was tabled.

14. **Communication Policies (Agenda Item 6(d)(iii))**

This matter was tabled

15. **Fiscal Year Goals and Priorities (Agenda Item 6(e))**

Individual Board members presented potential goals and priorities for the new fiscal year. The Board members concurred that it would be beneficial to aggregate the items into a single list.

16. **Fire Evacuation Route (Agenda Item 7)**

This matter was tabled.

17. **Maintenance Work and Outdoor Lighting Modifications (Agenda Item 8)**

After review of individual proposals, Director Stewart moved that the Board approve the proposal by Certa Pro for interior and exterior improvements to the Administrative Office (at a cost of \$4,415), to approve Item Nos. 1 and 2 in the Tropic Services proposal (at a cost of \$887 and \$319 respectively), and to direct the General Manager to secure bids for carpet replacement for the administrative office. The motion was seconded by Director Sertich and carried unanimously. The Board also authorized Director Naeve to determine final color selection.

18. **Surplus Property (Agenda Item 9)**

Director Stewart moved that the Board declare the old computers and telephone equipment as surplus property and to approve the disposition thereof by the General Manager. The motion was seconded by Director Sertich and carried unanimously. The Board requested that Mr. Emmons ensure the hard drives of the computers were wiped clean.

19. **General Manager's Report (Agenda Item 10)**

Mr. Emmons presented the monthly General Manager's Report.

20. **Committee Reports (Agenda Item 11)**

None.

21. **Meeting Date (Agenda Item 9)**

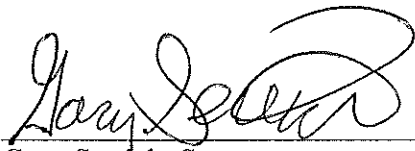
The Board scheduled the November regular meeting for November 29, 2016.

22. **Litigation (Agenda Item 6(b))**

The Board briefly discussed the status of litigation.

23. **Adjournment (Agenda Item 14)**

Upon a motion by Director Sertich, the Board adjourned the meeting at 9:10 p.m.



Gary Sertich, Secretary



BOARD OF DIRECTORS MEETING
LOST CREEK LIMITED DISTRICT

September 20, 2016

SIGN IN SHEET

	NAME (Please Print)	ADDRESS	TELEPHONE / EMAIL / CONTACT INFORMATION
1	Carla Doyle		
2	J CUNNINGHAM		
3	Mrs. V. Stephenson		
4	N. COMBS	6304 WMMW	
5	Megan Mays	1213 GR	314-6050-4547
6	Andy Bittner	6525 WMMW	773-458-0264
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			



BOARD OF DIRECTORS MEETING
LOST CREEK LIMITED DISTRICT

September 20, 2016

SPEAKER SIGN IN SHEET

	NAME (Please Print)	ADDRESS	TELEPHONE / EMAIL / CONTACT INFORMATION
1	<i>Carla Doyne</i>		
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			