

MINUTES OF REGULAR MEETING
BOARD OF DIRECTORS

LOST CREEK LIMITED DISTRICT
Travis County, Texas

May 24, 2017

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 Wednesday, May 24, 2017. 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
Andy Bitner
Madeleine Connor

District Attorneys: Tony 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 McCormick called the meeting to order at 6:34 p.m. All directors were present, thus constituting a quorum.

2. Citizen Communications (Agenda Item 2)

Ann McCormick addressed the Board and expressed support for beautification of Lost Creek Boulevard area. She also expressed support for the installation of speed radar equipment within the District, and expressed concerns regarding public access at the low water bridge crossing.

Barbara Szalay expressed opposition to the delegation of deed restriction enforcement authority to the District's General Manager.

3. CodeNext Presentation (Agenda Item No. 5)

Paul Schumann, on behalf of the Lost Creek Civic Organization, presented information to the Board regarding the City of Austin CodeNext program.

He presented the City's draft zoning maps for the District, and noted that the maps contained many errors, including for properties owned by the District.

Mr. Schumann presented a number of concerns regarding the draft zoning classification for the Lost Creek community and restrictions that limited the size of homes to square footage much smaller than existing homes. He recommended that the District file objections to the proposed zoning classification of the District property as soon as possible.

After discussion, Director Bitner moved that the District file comments with the City of Austin expressing concerns regarding the proposed zoning classification of District properties and restrictions applicable to District lands. Director Stewart requested that the motion be amended to include a request that the City zone lands in the District consistent with adjacent neighborhoods. Director Bitner accepted the amendment, and Director Castro seconded the motion. The motion carried unanimously.

The Board directed legal counsel to prepare and submit the communication to the City.

4. **Financial Affairs and Budget Matters (Agenda Item 7(a))**

Director Bitner presented a report regarding the financial affairs of the District. He focused upon year-to-date District expenses relative to the annual budget.

5. **Consent Agenda (Agenda Item 4)**

Director Stewart moved that the Board approve the Consent Agenda. Director Connor expressed concerns regarding legal fees for deed restriction enforcement activities and related to the litigation proceedings. After discussion, Director Castro seconded the motion, which carried 4-1 with Director Connor voting against the motion.

6. **Deed Restriction Enforcement (Agenda Item No. 6)**

Mr. Emmons presented his monthly deed restriction enforcement officer report. He noted that new decks had been constructed at 6205 Olympic Overlook without ACC approval. The Board requested that he send another courtesy letter to the property owners and to contact the ACC regarding the matter.

Director McCormick provided a status report regarding his discussions with representatives of the LCNA regarding the coordination of deed restriction enforcement activities.

The Board tabled consideration of a draft Order delegating certain enforcement authority to its General Manager.

7. **Communications (Agenda Item 7(b))**

The Board provided discussed a draft newsletter prepared by the General Manager. It identified a number of potential additional topics. The Board concurred that each director may submit comments and potential articles to the General Manager for incorporation into the newsletter, a revised draft of which would be considered for approval at the Board's next meeting.

8. **Accessibility Modifications to Administrative Office Building (Agenda Item 7(c))**

The Board considered draft specifications for accessibility improvements to the District's administrative offices. After discussion, Director Castro moved that the Board solicit bids for the construction of bathroom improvements in accordance with the specifications prepared by Croslin Design Concepts. The motion was seconded by Director Stewart and carried unanimously.

With respect to the proposed entrance accessibility improvements, Director Stewart moved that the architect prepared more detailed plans and specifications for Design No. 1. Director Bitner seconded the motion, which carried unanimously.

9. **Potential Construction of Dog Park (Agenda Item 7(d))**

Director Connor reported that she had spoken to a District resident regarding construction of a dog park. She reported that the resident remains interested in the project and is conducting further research.

Director McCormick stated that the City of Austin Parks and Recreation Department informed him that the City requires a minimum 1-acre parcel for a dog park. The Board took no action regarding the matter.

10. **Potential Construction of Restroom Facilities (Agenda Item 7(e))**

Mr. Emmons presented cost estimates for proposed bathroom facilities in Boulder Trail Park. The Board requested that he confirm that the costs include utility costs. After further discussion, the Board requested that the General Manager identify required approvals that would be required proceed with the project, including City of Austin approval rights under the Strategic Partnership Agreement, and approval requirements under the Las Cimas lease.

11. **Landscaping Improvements for Boulevard Park (Agenda Item 7(f))**

The Board discussed potential landscaping improvements to Boulevard Park. The Board discussed alternative bids for landscaping improvements at the corner of Boulevard Park and Quaker Ridge. After discussion, Director Stewart moved that the Board authorize the General Manager to authorize the contractor to install the proposed landscaping improvements and rock improvements in accordance with the proposals furnished to the Board at a total combined cost not to exceed \$10,000 provided the project does not interfere with the proposed accessibility project improvements. Director Castro seconded the motion, which carried unanimously.

12. **Off-Duty Security Patrols (Agenda Item 7(g))**

Mr. Emmons provided an update regarding the scheduling of security patrols in the District's greenbelt.

13. **Austin Police Department Access to Administrative Office Building (Agenda Item 7(h))**

Director McCormick reported that the Austin Police Department would appreciate the opportunity to utilize the District's office building, and that discussions would continue.

14. **General Manager's Report (Agenda Item 8)**

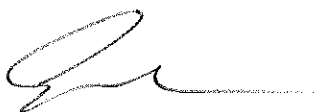
Mr. Emmons presented his General Manager's Report. No action was taken.

15. **Meeting Dates (Agenda Item 9)**

The Board rescheduled its July meeting for July 26, 2017.

16. **Adjournment (Agenda Item 10)**

Upon a motion by Director Stewart, the Board adjourned the meeting at 9:15 p.m.



Secretary



BOARD OF DIRECTORS MEETING
LOST CREEK LIMITED DISTRICT

May 24, 2017

SIGN IN SHEET

	NAME (Please Print)	ADDRESS (optional)	TELEPHONE (optional)
1	Sandy Lohitney	1401 Thaddess Cv.	512.330.4045
2	Aam McCormick		
3	Paul Swearer	1322	
4	Maegan Myers		
5	Carla Doyme		
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**BOARD OF DIRECTORS MEETING
LOST CREEK LIMITED DISTRICT**

May 24, 2017

SPEAKER SIGN IN SHEET

	NAME (Please Print)	ADDRESS	TELEPHONE / EMAIL / CONTACT INFORMATION
1	Ann McConnell	Arrowsville	
2	Beth Cady	Trubbe	
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