

MINUTES OF REGULAR MEETING
BOARD OF DIRECTORS

LOST CREEK LIMITED DISTRICT
Travis County, Texas

June 28, 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, June 28, 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 6:32 p.m. All directors were present except Directors Bitner and Stewart, thus constituting a quorum. Director Stewart subsequently arrived at approximately 6:41 p.m.

2. Citizen Communications (Agenda Item 2)

Ann McCormick expressed appreciation for the recent landscape improvements on Lost Creek Boulevard.

Barbara Szalay provided comments regarding the City of Austin CodeNext revisions. She noted that the City of Austin staff requested parcel numbers for the District's tracts. The General Manager stated that he would send the parcel information to the City.

3. Announcements (Agenda Item 3)

Mr. Emmons announced handouts and documents to be executed upon approval.

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

[Editor's Note: Director Stewart arrived at this point of the meeting.]

Director McCormick moved that the Board approve the Consent Agenda. Director Castro seconded the motion, which carried unanimously (4-0).

5. **Deed Restriction Enforcement (Agenda Item No. 5)**

Mr. Emmons presented his monthly deed restriction enforcement officer report. He noted potential construction at 6205 Olympic Overlook without ACC approval. He also noted potential unauthorized short term rentals at 6108 Cape Coral Drive. He also described other potential violations for which courtesy notices would be sent.

The Board requested that the General Manager contact the owners of 6205 Olympic Overlook and endeavor to resolve the matter informally. The Board also requested that the General Manager send a courtesy notice to the owners of 6108 Cape Coral Drive.

The Board briefly discussed the potential delegation of deed restriction enforcement authority to the General Manager. The Board discussed potential contents of an order delegating authority to General Manager. Director Connor asserted that it was a violation of the Open Meetings Act for the Board to discuss the contents of an order if the order itself is not included in the Board packet. Legal counsel stated that he disagreed, and that the Open Meetings Act requires that the agenda provide notice of discussion topics, not inclusion of documents in a packet.

6. **Financial Affairs and Budget Matters (Agenda Item 6(a))**

The Board briefly discussed financial information included in the packet prepared by Director Bitner. No action was taken by the Board.

The Board requested that a future meeting agenda include an item for amendment of the Fiscal Year Budget.

7. **Communications (Agenda Item 6(b))**

The Board discussed a draft newsletter prepared by the General Manager. The Board discussed individual articles and potential additional articles, but took no final action.

8. **Park and Amenity Rules and Policies (Agenda Item 6(c))**

Director Stewart presented draft park and amenity rules and policies for discussion by the Board. She raised specific issues for discussion and feedback including possible limits for standing reservations, payment of usage fees, large use event requirements, and use of facilities by commercial users. The Board provided feedback. Director Stewart stated that she would try to incorporate the feedback into a revised draft for future consideration by the Board.

9. **Accessibility Modifications to District Office Building (Agenda Item 6(d))**

Mr. Emmons reported that the District's architectural consultant was still preparing plans for the proposed accessibility improvements to the District office building. No action was taken by the Board regarding this matter.

10. **Potential Construction of Dog Park (Agenda Item 6(e))**

After a brief report by Director Connor, the Board concurred that Boulder Trail Park was not sufficiently sized to accommodate a dog park. The Board noted that perhaps a portion of the Marshall Tract could be secured for such purpose.

11. **Potential Construction of Restroom Facilities (Agenda Item 6(f))**

Mr. Emmons noted that he was still waiting on information from the District's engineering consultant regarding the potential construction of bathroom facilities at the Boulder Trail Park.

12. **Landscaping Improvements for Boulevard Park (Agenda Item 6(g))**

Mr. Emmons provided a brief report regarding landscaping improvements at Boulevard Park.

13. **Cameras in Community Building (Agenda Item 6(h))**

Mr. Emmons asked if the Board was interested in the purchase and installation of videoconferencing facilities for the meeting room. The Board took the matter under consideration without any decision or action.

Mr. Emmons asked if there was interest in installing security cameras within the District building. After discussion, Director Stewart moved to authorize the General Manager to purchase and install security cameras at a cost not to exceed \$1,000. Director McCormick seconded the motion, which carried 3-1, with Director Connor voting against the motion. The Board also requested that the General Manager modify the District's reservation application to disclose that use of the building would be monitored by video surveillance.

14. **Sprinkler System Improvements (Agenda Item 6(i))**

Mr. Emmons presented a proposal for irrigation improvements to the District's Boulevard Park. He noted that certain improvements were necessitated as a result of damage caused by the City of Austin's contractor, and he would seek to recover the costs from the City or its contractor. After discussion, Director Castro moved that the Board approve the proposal and authorize the payment of up to \$4,150 for irrigation improvements. Director Stewart seconded the motion, which carried unanimously.

15. **Off-Duty Security Patrols (Agenda Item 6(j))**

Mr. Emmons presented a proposed schedule for security patrols in the District's greenbelt throughout the remainder of the summer. The Board provided feedback, and requested that the matter be placed on future meeting agendas for reconsideration.

16. **Austin Police Department Access to Administrative Office Building (Agenda Item 6(k))**

Director McCormick provided a report regarding his discussions with the Austin Police Department regarding the use of the facility. He noted that officers very much expressed support for use of the facility. After discussion, Director McCormick moved that the Board authorize the space to be made available to the Austin Police Department for a trial period of six months. Director Connor seconded the motion, which carried unanimously.

17. **District Participation in LCNA July 4th Activities (Agenda Item 6(l))**

The Board concurred that it would not participate in the LCNA July 4th activity.

18. **General Manager's Report (Agenda Item 7)**

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

19. **Meeting Dates (Agenda Item 8)**

The Board rescheduled its July meeting for August 23, 2017.

20. **Adjournment (Agenda Item 9)**

Upon a motion by Director Castro, the Board adjourned the meeting at 9:00 p.m.



Secretary



BOARD OF DIRECTORS MEETING
LOST CREEK LIMITED DISTRICT

June 28, 2017

SIGN IN SHEET

	NAME (Please Print)	ADDRESS (optional)	TELEPHONE (optional)
1	Ann McAninch		
2	Barb Szalay		
3	Sandy Whitner	1401 Thaddeus Cove	512-330-4045
4	Megahn Mann		
5	Carla Dayne		
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**BOARD OF DIRECTORS MEETING
LOST CREEK LIMITED DISTRICT**

June 28, 2017

SPEAKER SIGN IN SHEET

	NAME (Please Print)	ADDRESS	TELEPHONE / EMAIL / CONTACT INFORMATION
1	Ann McConruch		
2	Barbara Szalay (Mirrop)		
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