

**MINUTES OF REGULAR MEETING**  
**BOARD OF DIRECTORS**

**LOST CREEK LIMITED DISTRICT**  
Travis County, Texas

**August 23, 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, August 23, 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 Attorney: Tony Corbett

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

Residents and guests: See Attached Sign-in Sheet

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

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

**2. Citizen Communications (Agenda Item 2)**

Carla Doyne spoke on behalf of the Lost Creek Civic Organization regarding the status of the City of Austin CodeNext adoption process. She also presented comments regarding the reliability of the District's public wifi connection and requested the Board consider purchasing a new wireless router. The General Manager stated that he would investigate the matter.

**3. Presentation by City of Austin Parks and Recreation Board Member (Agenda Item 6(a))**

Richard DePalma, member of the City of Austin Parks and Recreation Board, made a presentation to the Board regarding outdoor fitness equipment. He described existing equipment previously installed within Central Texas communities and in the City of San Antonio. He also presented data regarding usage of equipment. He provided general information regarding the potential availability of funding grants. He also discussed potential recreational equipment opportunities in connection with development the Marshall Tract. The Board asked a number of questions during the presentation, but took no action.

4. **Announcements (Agenda Item 3)**

Mr. Emmons noted that the restroom was currently not operational. He also described handouts.

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

Director McCormick moved that the Board approve the Consent Agenda. Director Castro seconded the motion, which carried unanimously.

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

Mr. Emmons presented his monthly deed restriction enforcement officer report regarding potential violations. The Board directed him to proceed with courtesy notices for potential violations. He also reported potential unauthorized construction activity at 6204 Cape Coral Drive. The Board directed him to send a cease and desist letter to the property owner in the event that construction continues without Architectural Control Committee authorization.

The Board tabled consideration of Agenda Item 5(b).

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

Director Bitner provided a report regarding the District's August 2017 financials, particularly regarding year-to-date expenditures.

8. **Adoption of Resolution Amending FY2017 Fiscal Year Budget (Agenda Item 6(c))**

Director Bitner presented proposed budget amendments to the FY2017 budget. After discussion, the Board requested that a resolution and amended budget incorporating the proposed revisions be included on the Board's next consent agenda.

9. **Discussion Regarding draft 2017-2018 Fiscal Year Budget (Agenda Item 6(d))**

The Board discussed an updated draft budget. The Board discussed individual budget items at length and requested that revisions be incorporated into the draft budget for consideration at the Board's next meeting.

10. **Proposed Tax Rate for 2017 Tax Year (Agenda Item 6(e))**

The Board considered a proposed tax rate for tax year 2017. Jim Emmons announced the District's certified tax values and reported that the rollback tax rate would be \$0.0524 per \$100 assessed valuation.

Director Stewart commented that the Board should endeavor not to collect taxes in an amount greater than collected in the District's prior year, and therefore suggested the Board propose a rate lower than the rollback rate. Directors Stewart, Castro and Bitner discussed that a tax rate of \$0.050 per \$100 assessed valuation would result in collections in excess of the prior year revenues, while a tax rate of \$0.490 per \$100 assessed valuation would result in the collection of taxes less than the preceding year. The directors then discussed whether the Board could adopt a tax rate in between these two rates to approximate prior annual tax revenues. There were no other proposals regarding tax rates for the 2017 tax year, and Director Stewart moved that the Board adopt a proposed tax rate of \$0.0495 per \$100 assessed valuation. Director Bitner seconded the motion, which carried 4-1, with Director Connor voting against the motion.

**11. Communications With Residents (Agenda Item 6(e))**

The Board considered a draft update to Lost Creek residents regarding the status of pending litigation proceedings against current and former directors of the District. Director Connor expressed opposition to both sending a litigation update to residents, and to the contents of the draft communication.

After Director Connor's statements, Director Stewart moved that the Board approve the communication. Director Castro seconded the motion. The motion carried 3-1-1 with Director Connor opposing the motion and Director Bitner abstaining.

**12. Off-duty Security Patrols (Agenda Item 6(g))**

The Board discussed the schedule for security patrols. The Board provided feedback to the General Manager.

**13. District Safety and Security Issues (Agenda Item 6(h))**

Director McCormick stated that he had no update regarding this matter.

**14. Parking and Safety Matters (Agenda Item 6(i))**

Director McCormick reported that the Lost Creek Civic Organization was working with a representative of the City of Austin to evaluate potential sign and other improvements to address parking at the low water bridge crossing on Lost Creek Boulevard. No action was taken.

**15. Potential Sale and Development of Marshall Tract (Agenda Item 6(j))**

This matter was tabled.

**16. Potential Construction of Dog Park (Agenda Item 6(k))**

This matter was tabled after Director Connor noted she had no new information to report regarding the potential construction of a dog park.

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

Mr. Emmons presented his monthly General Manager report. Among other matters, he provided an update regarding the District's bathroom accessibility project. He reported that he and the District's legal counsel were negotiating the terms of a construction contract with the contractor. He also noted that he and Director Connor had not yet met with the architect to select finish out colors and materials for the project.

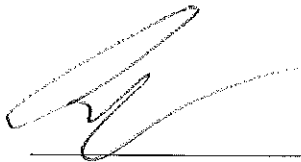
The Board took no action regarding the report.

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

The Board scheduled its October meeting for October 18, 2017.

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

Upon a motion by Director Castro, the Board adjourned the meeting at 9:11 p.m.



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Secretary



**BOARD OF DIRECTORS MEETING**  
**LOST CREEK LIMITED DISTRICT**

August 23, 2017

**SIGN IN SHEET**

	NAME (Please Print)	ADDRESS (optional)	TELEPHONE (optional)
1	Sandy Whitney	1401 Thaddeus Cv.	512-930-4045
2	Nancy Law		
3	Carla Doyne		
4	Richard dePalma	CO A Parks + Rec Commission	Guest Speaker
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**BOARD OF DIRECTORS MEETING**  
**LOST CREEK LIMITED DISTRICT**

August 23, 2017

**SPEAKER SIGN IN SHEET**

	NAME (Please Print)	ADDRESS	TELEPHONE / EMAIL / CONTACT INFORMATION
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2	No	CITIZEN	COMMUNICATION
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