

MINUTES OF REGULAR MEETING
BOARD OF DIRECTORS

LOST CREEK LIMITED DISTRICT
Travis County, Texas

August 28, 2018

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, August 28, 2018. 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 (General Counsel)

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 6:30 p.m. All directors were present with the exception of Director Castro who subsequently arrived at 6:32 p.m.

2. Citizen Communications (Agenda Item 2)

A resident provided public comments regarding City of Austin water and wastewater billing matters, CodeNext, Marshall Tract development matters, speed mitigation, and litigation matters.

3. Announcements (Agenda Item 3)

Mr. Emmons summarized handouts distributed to the Board of Directors.

4. Consent Agenda (Agenda Item 4)

Director Castro moved that the Board approve the Consent Agenda subject to correction of the August 1 meeting minutes to reflect that Directors Connor and Stewart were authorized to meet with Stratus Properties. Director Bitner seconded the motion, which carried 5-0.

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

Mr. Emmons presented his monthly deed restriction enforcement officer report regarding potential deed restriction violations. The Board asked questions regarding the report but took no action.

With respect to Agenda Item Nos. 5(c) and (d), Director Castro presented a revised draft Memorandum of Understanding with the Lost Creek Neighborhood Association that reflects the coordination between the limited district and LCNA regarding architectural review and deed restriction enforcement matters. After discussion, he moved that the Board approve the revised draft Memorandum of Understanding as presented. Director Stewart seconded the motion, which carried 4-0-1, with Director Connor abstaining.

6. **Financial Affairs (Agenda Item 6(a))**

The Board discussed a preliminary draft budget for Fiscal Year 2019. The Board provided feedback but took no action regarding the draft budget.

Director Bitner then provided his monthly financial report. The Board took no action regarding the report.

7. **Proposed Tax Rate (Agenda Item 6(b))**

After discussion, Director Castro moved that the Board adopt a proposed tax rate for the 2018 tax year of \$0.0464 per \$100 assessed valuation. Director Stewart seconded the motion, which carried unanimously. The Board directed the General Manager to proceed with mailing or publication of the notice of hearing, according to whichever means is least costly.

8. **City of Austin Traffic and Speed Mitigation (Agenda Item 6(c))**

This matter was tabled.

9. **City of Austin Police Department Matters (Agenda Item 6(d))**

Director McCormick provided a report regarding his meeting with a representative of the Austin Police Department. He noted that the number of patrols in the District would increase to the extent resources are available to do so. He also provided data regarding police department activity. He stated that it would be beneficial for Lost Creek residents to report potential criminal activity to the Austin Police Department in order to increase police resources dedicated to the neighborhood.

10. **Off-Duty Security Patrols (Agenda Item 6(e))**

Mr. Emmons presented the current security patrol schedule for Board feedback. The Board provided feedback and direction for changes depending on future weather conditions.

11. **Water Quality Monitoring (Agenda Item 6(f))**

This matter was tabled. The Board requested that this item be removed from the next agenda.

12. **Revision to District Park, Greenbelt, Pavilion, Board Meeting Room, and Amenity Rules and Policies (Agenda Item 6(g))**

Director Connor announced that she requested that this matter be placed on the agenda at the request of a resident who asked the Board to reconsider authorized rental times for the meeting room. The resident did not attend the meeting. The Board took no action regarding the matter.

13. **Camp Gladiator Request (Agenda Item 6(h))**

The Board considered a request from Camp Gladiator to utilize Boulder Trail Park for morning fitness classes. After discussion, Director Connor moved that the Board deny the request. The motion was not seconded. The Board requested that Mr. Emmons contact the owner of the park property to determine its willingness to allow the requested activity.

14. **Construction of Tumbling Gym (Agenda Item 6(i))**

The Board briefly discussed the potential construction of a tumbling gym adjacent to Lost Creek Boulevard. The Board expressed general support for the project, but requested the General Manager to contact the business about dark sky compliance.

15. **Building Accessibility Improvement Project (Agenda Item 6(j))**

Mr. Emmons reported that the Architect had prepared bid documents for District review for the project. The Board then engaged in an extensive discussion regarding the project, and particularly regarding the need to remove trees for construction of the new handicap ramp improvements. The Board took no action regarding the matter.

16. **Stratus Properties Application for Subdivision (Agenda Item 7)**

Directors Stewart and Connor provided a report to the Board summarizing the topics of discussion at a meeting held with representatives of Stratus Properties regarding potential traffic impacts. The Board discussed the matter at length including concerns regarding construction traffic impacts to the neighborhood. The Board authorized Directors Stewart and Connor to contact special legal counsel Robert Kleeman regarding construction staging and other matters.

17. **Dark Sky Lighting Matters (Agenda Item 8)**

This matter was tabled.

18. **General Manager's Report (Agenda Item 9)**

Mr. Emmons presented his monthly General Manager report. Among other matters, he noted that a number of residents had called the District regarding water service matters; that signs had been purchased and installed in District parks; that residents asked whether the District would offer chipper services; and election matters. He also provided a report regarding the installation of security cameras. The Board took no action regarding the report items but requested that the chipper service matter be included on the next meeting agenda for consideration.

19. **Litigation Matters (Agenda Item 10)**

This matter was tabled.

20. **Meeting Dates (Agenda Item 11)**

The Board tabled consideration of a November meeting date.

21. **Adjournment (Agenda Item 12)**

Director Bitner moved to adjourn the meeting at 9:25 p.m. The meeting adjourned at 9:25 p.m.



Secretary



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

August 28, 2018

SIGN IN SHEET

NAME (Please Print)	ADDRESS (optional)	TELEPHONE (optional)
1 <i>Mike Dawkins</i>		
2 <i>CHRIS VETERMINE</i>		
3 <i>Clark Doyle</i>		
4 <i>Megan Harris</i>		
5 <i>Barbara Soley</i>		
6 <i>Darlene Hyzard</i>		
7 <i>Diana Fustum</i>		
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BOARD OF DIRECTORS MEETING
LOST CREEK LIMITED DISTRICT

August 28, 2018

SPEAKER SIGN IN SHEET

	NAME (Please Print)	ADDRESS	TELEPHONE / EMAIL / CONTACT INFORMATION
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