

d. Reimbursement of costs to Belvedere HOA pursuant to the Joint Use and Maintenance Agreement.

Director Koerner introduced this Item and presented the Bookkeeper's Report, which consisted of the list of invoices and other bookkeeping matters, attached hereto as **Exhibit "C"**. Director Koerner requested that, per the Report, the Board approve (i) transferring \$20,000.00 from the District's Money Market Account to the District's Checking Account to pay bills and (ii) transferring \$6,519.07 from the District's Checking Account to the District's Debt Service Account.

Director Clifford moved to ratify the payment of the invoices paid since the Board's last meeting on March 21, 2023, approve the payment of current invoices, and authorize the two proposed transfers in the Bookkeepers Report. Director Parker seconded the Motion and the Motion passed unanimously, 4-0.

5. Discuss, consider, and take action regarding reports from the District liaison to the HOA and from the HOA liaison to the District. Director Koerner introduced this Item and stated that he had attended the HOA's regular meeting on behalf of the District. Next, Mr. Greene provided his report on behalf of the HOA, stating in particular that the HOA had been working to obtain bids to clean up fallen tree limbs within the District's common areas. Discussion ensued regarding the HOA's ongoing issues related to the replacement of certain landscaping trees, plants, and shrubs at the District's Amenity Center by Fazzone Construction Co., Inc.
6. Discuss, consider, and take action regarding improvement, maintenance, and repair of existing and future assets owned or maintained by the District, including, but not limited to:
- a. Report from the District's Engineer;
 - b. Drainage facilities, including but not limited to, culverts;
 - c. Request from the homeowner at 8304 Verde Mesa Cove;
 - d. Trail maintenance;
 - e. Playground; and
 - f. Amenity Center Lot project, including warranty claim.

Director Koerner introduced this Item. Ms. Johnson presented her report to the Board, a copy of which is attached hereto as **Exhibit "D"**. Ms. Johnson stated that she had met with the District's Engineering Subcommittee and the HOA to inspect the driveway culvert installed at 8304 Verde Mesa Drive. She recommended that a survey be performed along the ditch from 8300 to 8308 Verde Mesa Drive to verify the depths throughout such area and assess the need for regrading. Next, Ms. Johnson stated that she was working to update the culvert table and other recommendations based on the inspection performed at 8300 and 8301 Lakewood Ridge Cove, and the drainage plans provided by the HOA. Director Clifford proposed that the Board authorize Ms. Johnson to prepare this survey at a cost not to exceed \$1,500.00. After further discussion, Director Clifford moved to authorize Quiddity to perform a survey along the ditch from 8300 to 8308 Verde Mesa Drive to corroborate ditch depths and assess possible regrading. Director Parker seconded the Motion and the Motion passed unanimously, 4-0. Next, Ms. Johnson stated that she had met with the District's Engineering Subcommittee and reported that the Subcommittee had

approved a \$2,200.00 proposal from DigDug to remove sediment and place bull rock on the ditch that extends along Flagler Drive from Lakewood Ridge Cove to the Amenity Center. A copy of that proposal is attached hereto as Exhibit "D". She added that such work was scheduled to begin the week of June 10, 2023. Then, Ms. Johnson stated that the District's attorney had issued correspondence to Fazzone Construction Co., Inc., attached hereto as Exhibit "E", notifying them of the District's intent to exercise its Performance Bond rights if the defective work is not addressed within 30 days of the letter.

Last, Director Clifford said that the Board should address the issues raised in the playground audit report prepared by PlaySafe, which was presented and discussed at the prior meeting of the Board. She stated that the estimated costs to get the playground up to the standards noted in the report were approximately \$15,000-\$20,000. Director Clifford presented quotes from multiple vendors that proposed to remedy either some or all of the maintenance and repair issues. After further discussion, it was the consensus of the Board that they do not take any action at this time and instead revisit this matter at a future meeting, so that District representatives can obtain additional quotes for this work. After discussion, Mr. Klein recommended that additional discussion on this issue should take place in executive session. The Board then took up Item 7.

After addressing Item 7, the Board returned to this Item. Mr. Klein recommended that the Board convene in Executive Session to receive advice from its attorneys, in accordance with Texas Government Code § 551.071, concerning (1) drainage facilities, including but not limited to, culverts; (2) a request from the homeowner of 8304 Verde Mesa Cove; (3) playground maintenance; and (4) Amenity Center Lot Project, including warranty claim. At 6:47 p.m., Director Koerner moved to enter into an executive session under Texas Government Code § 551.071 to receive legal advice from its attorney on the above-referenced matters. Director Clifford seconded the Motion, and the Motion was approved 4-0.

At 7:50 p.m., Director Clifford moved to conclude the executive session and reenter open session. Director Koerner seconded the Motion and the Motion passed unanimously, 3-0. Director Koerner stated that no action was taken by the Board during Executive Session.

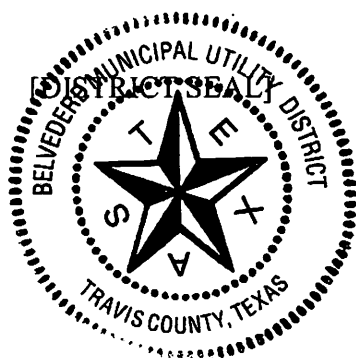
Once the Board as back in open session, Mr. Klein clarified that Director Parker had participated in the executive session for items related to (i) drainage facilities, including but not limited to, culverts; (ii) playground maintenance; and (iii) Amenity Center Lot Project, including warranty claim, but that she had recused herself from the portion of the executive session concerning the request from the homeowner of 8304 Verde Mesa Cove and any portion of the District's open session on that matter. It was then noted that Director Parker was no longer present at the meeting.

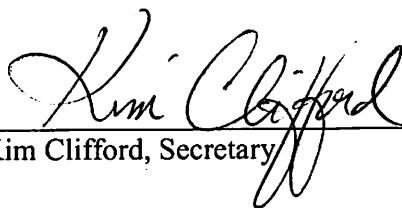
Next, Director Clifford moved to authorize the District's Playground Subcommittee to negotiate an agreement with PlaySafe for playground maintenance and repairs for an amount not to exceed \$19,000.00. Such motion failed for lack of a second. Then, Director Koerner moved to authorize the District's Playground Subcommittee to negotiate with vendors for playground maintenance and repairs in an amount not to exceed \$15,000.00. Director Sciaraffia seconded the Motion and it passed unanimously, 3-0. Next, Director Koerner moved to authorize Mr. Klein to explore exercising the District's Performance Bond rights under the Fazzone Construction Co., Inc. contract for the Amenity Center Lot Project related to the replacement of certain landscaping trees, plants, and shrubs at the

District's Amenity Center and provide the Board with an estimate of legal fees for doing so. Such motion failed for lack of a second, but the Board directed Mr. Klein to monitor this matter. Next, Director Clifford moved to authorize the Board President and Director Sciaraffia to meet with the homeowner of 8304 Verde Mesa Cove and extend an offer not to exceed \$3,000.00 towards the reimbursement of costs for the costs of installing a culvert and grading the ditch with a condition that the homeowner agrees to comply with all applicable architectural controls, including recommendations and guidelines supplied by the District's Engineer. Director Koerner seconded the Motion and it passed unanimously, 3-0. The Board then took up Item 8.

7. Receive legislative updates. Director Koerner introduced this Item. Mr. Klein reported that his research had not found any bills aimed at the District, directly. He stated that there had been bills proposed concerning the following topics: (i) the dissolution of certain water districts, (ii) the powers, authorities, duties, and responsibilities of water districts, (iii) notice to purchasers of real property within certain water districts, (iv) qualifications for service on a board of directors of a district, (v) open meetings, and (vi) disclosure of public information. Mr. Klein stated that he would provide a memorandum of legislation of interest to the District at a future meeting. Next, the Board returned to Item 6.
8. Discuss, consider, and take action on future meeting schedule. Director Koerner introduced this Item and suggested that the next meeting date be scheduled for June 20, 2023, at 6:00 pm at the Belvedere Amenity Center. There was a consensus of the Board to hold the meeting at that time and location and they directed the District's consultants to take the steps necessary to schedule such meeting.
9. Adjournment. Director Clifford moved to adjourn the meeting. Director Koerner seconded the Motion and the Motion passed unanimously, 3-0. The meeting adjourned at 7:59 pm.

PASSED, APPROVED, AND ADOPTED this 20th day of June, 2023.





Kim Clifford, Secretary