

**BELVEDERE MUNICIPAL UTILITY DISTRICT  
NOTICE OF MEETING**

TO: THE BOARD OF DIRECTORS OF BELVEDERE MUNICIPAL UTILITY DISTRICT  
AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to V.T.C.A., Government Code Chapter 551, that the Board of Directors of Belvedere Municipal Utility District will hold a regular meeting, open to the public, on Tuesday, March 21, 2023 at 6:00 p.m., within the boundaries of the District, at the Belvedere Amenity Center, 17400 Flagler Drive, Austin, Texas, for the following purposes:

Meeting materials are available at [www.belvederemud.org](http://www.belvederemud.org).

1. Call meeting to order and establish a quorum.
2. Receive public comments.
3. Discuss, consider, and take action to approve the minutes of the January 17, 2023 regular meeting.
4. Discuss, consider, and take action as necessary concerning report from the District's Bookkeeper and Finance Committee, including:
  - a. Payment and ratification of invoices;
  - b. Coordination on bookkeeping matters;
  - c. TexPool investments;
  - d. Reimbursement of costs to Belvedere HOA pursuant to the Joint Use and Maintenance Agreement; and
5. Discuss, consider, and take action regarding report from the District liaison to the HOA and from the HOA liaison to the District.
6. Discuss, consider, and take action regarding the appointment of a District liaison to the HOA to address drainage issues.
7. Discuss, consider, and take action as necessary concerning authorization of funds to reimburse the Belvedere HOA for cleanup costs associated with winter storm damage, including but not limited to the damage done on the Amenity Center Lot and along the trails.
8. Discuss, consider, and take action as necessary regarding updating Attachment A to the Belvedere Municipal Utility District Drainage System Rules.
9. 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;
  - c. Request from homeowner at 8035 Verde Mesa Drive;

- d. Trail maintenance;
  - e. Playground; and
  - f. Amenity Center Lot project, including warranty claim.
10. Receive legislative update.
  11. Discuss, consider, and take action on future meeting schedule.
  12. Adjournment.

The District may meet in executive session on any item listed above as provided by the Open Meetings Act, Tex. Gov't Code §§ 551.071, 551.072, 551.073, 551.074, or 551.075.

EXECUTED this the 17th day of March, 2023.

  
 \_\_\_\_\_  
 Attorney for the District



\*\*\*\*\*  
 Belvedere Municipal Utility District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call David Klein at Lloyd Gosselink, Attorney for the District, at (512) 322-5818, for information.

3

MINUTES OF MEETING  
OF  
BOARD OF DIRECTORS

THE STATE OF TEXAS §  
  §  
COUNTY OF TRAVIS §  
  §  
BELVEDERE MUNICIPAL UTILITY DISTRICT §

On January 17, 2023, the Board of Directors (“Board”) of Belvedere Municipal Utility District (the “District”) held a regular meeting within the boundaries of the District at the Belvedere Amenity Center, 17400 Flagler Drive, Austin, Texas. A copy of the notice of meeting along with associated certificates of posting are attached hereto as **Exhibit “A”**.

The roll was called of the members of the Board, to-wit:

James Koerner	President
Kim Clifford	Secretary
Ronald Ubertini	Vice President
Peter Golde	Assistant Secretary
Keri Parker	Assistant Secretary

All of the Directors were present, thus constituting a quorum of the Board. All Directors who attended voted on all matters that came before the Board. Also attending were Cathy Mitchell and Odalys Johnson with Quiddity; Jeff Monzingo, CPA with Montoya & Monzingo, LLP; Bob West with West Davis & Company; David Klein, Attorney, and Fred Castro, Paralegal with Lloyd Gosselink Rochelle & Townsend, P.C. (“Lloyd Gosselink”); Mark Greene with the Belvedere Homeowners Association (“HOA”); and Vito Sciaraffia, a District resident.

1. Call meeting to order and establish a quorum. Director Koerner called the meeting to order at 6:01 p.m. He announced that a quorum of the Board was in attendance.
2. Discuss, consider, and take action to accept the resignation of Director Golde. Director Koerner introduced this Item. Mr. Klein presented a copy of Director Golde’s letter of resignation provided as **Exhibit “B”**. Director Clifford moved to accept Director Golde’s letter of resignation. Director Ubertini seconded the Motion and the Motion passed unanimously, 5-0.
3. Discuss, consider, and take action to appoint a new director. Director Koerner introduced this Item. Mr. Klein advised that Mr. Vito Sciaraffia, a District resident, was interested in appointment to the Board of Directors and that Mr. Klein’s office had vetted him as a candidate to fill the vacancy and found that he was qualified to serve. Mr. Klein opined that no further due diligence need be pursued by the Board prior to considering the appointment of Mr. Sciaraffia as a director. Director Koerner moved to appoint Vito Sciaraffia to the Board of Directors. Director Clifford seconded the Motion and the Motion passed unanimously, 4-0.

4. Discuss, consider, and take action concerning qualifying newly appointed director. Director Koerner introduced this Item. Director Sciaraffia recited his Statement of Officer and Oath of Office, administered by Mr. Castro, a Notary Public.
5. Discuss, consider, and take action concerning the election of new officers. Director Koerner introduced this Item. Director Clifford moved to keep the current slate of officers the same and to appoint Director Sciaraffia to the open office of Assistant Secretary. Director Ubertini seconded the Motion and the Motion passed unanimously, 5-0.
6. Receive public comments. No members of the public provided public comments.
7. Discuss, consider, and take action to approve the audit for the period ending September 30, 2022. Director Koerner introduced this Item. Mr. West addressed the Board and described the results of the audit, provided as **Exhibit "C"**. Mr. West notified the Board that his firm rendered a clean opinion on the financials, then proceeded to summarize the audit, including the highlights of what the District accomplished during the year; the balance sheet; and the five-year comparison of the general fund, revenue, and expenses. Director Clifford moved to approve the audit as presented and to authorize Lloyd Gosselink to file the audit with the Texas Commission on Environmental Quality. Director Ubertini seconded the Motion and the Motion passed unanimously, 5-0.
8. Discuss, consider, and take action to approve the minutes of the September 20, 2022, regular meeting. Director Koerner introduced this Item. Director Ubertini moved to approve the minutes of the September 20, 2022 regular meeting, as presented and provided as **Exhibit "D"**. Director Clifford seconded the Motion and the Motion passed unanimously, 5-0.
9. Discuss, consider, and take action as necessary concerning reports from the District's Bookkeeper and Finance Committee, including:
  - a. Payment and ratification of invoices;
  - b. Coordination on bookkeeping matters;
  - c. TexPool investments; and
  - d. Reimbursement of costs to Belvedere HOA pursuant to the Joint Use and Maintenance Agreement.

Director Koerner introduced this Item. Mr. Monzingo presented his Bookkeeper's Report which consisted of a list of invoices, and other bookkeeping matters, attached hereto as **Exhibit "E"**. He stated that the Bookkeeper's Report included a list of invoices paid since the Board's last meeting and requested that the Board ratify the payment of these invoices. Mr. Monzingo stated that he had met with the District's Finance Subcommittee to review his report and list of invoices and stood for questions. He noted that the Board should add check number 1411 to the report, for \$8,061.84 to Sunscape for work performed during the months of and December 2022. Next, Director Clifford questioned specific charges invoiced by Lloyd Gosselink. Mr. Klein stated that he would review the charges and make adjustments as necessary. Director Clifford moved to ratify the payment of the invoices paid since the Board's last meeting on September 20, 2022 and to approve the payment of current invoices, and transfers, as noted on **Exhibit "E"**. Director Parker seconded the Motion and the Motion passed unanimously, 5-0.

10. Discuss, consider, and take action regarding the report from the District liaison to the HOA and from the HOA liaison to the District. Director Koerner introduced this Item. Director Koerner stated that he had nothing to report at this time. Mr. Greene updated the Board on the following matters: (1) changes to the HOA Board of Directors; (2) repairs to the swimming pool autofill system, including a new water meter; and (3) the amenity center lot will be addressed in the upcoming months.
11. Discuss, consider, and take action regarding the appointment of a District liaison to the HOA to address drainage issues. Director Koerner introduced this Item. Director Clifford recommended that this item be postponed until the Board's next regular meeting. No action was taken.
12. Discuss, consider, and take action as necessary concerning the residential playground safety audit. Director Koerner introduced this Item. Director Clifford presented a proposal obtained by the HOA from PlaySafe, LLC ("PlaySafe") for \$1,700.00, attached hereto as **Exhibit "F"**. The proposal calls for a team of National Parks and Recreation Certified Playground Safety Inspectors to conduct the audit pursuant to the American Society for Testing and Materials standards, the Americans with Disabilities Act, and the US Consumer Product Safety Commission standards, providing an opinion regarding the structural integrity and safety of the District's playground. Director Clifford suggested that she and the HOA's General Manager meet with PlaySafe representatives upon completion of their audit to assess their findings and develop recommendations for the Board's consideration.
13. Discuss, consider, and take action as necessary concerning the management of the District's website. Director Koerner introduced this Item. Director Sciaraffia volunteered to assume the duties associated with the management of the District's website, as such duties had previously been performed by former Director Golde.
14. Discuss, consider, and take action regarding the improvement, maintenance, and repair of existing and future assets owned or maintained by the District, including:
  - a. Report from the District's Engineer;
  - b. Amenity Center Lot project, including warranty claim;
  - c. Drainage Facilities; and
  - d. Trail maintenance.

Director Koerner introduced this Item. Ms. Johnson made her presentation to the Board, attached hereto as **Exhibit "G"**. She stated that her office had conducted a drainage evaluation of the drainage channel between Verde Mesa Ridge and the Belvedere Amenity Center Pond, attached hereto as **Exhibit "H"**. Ms. Johnson stated that using the City of Austin's drainage criteria it was determined that the existing drainage channel did not satisfy the City of Austin's 25-year storm capacity requirements. She stated that her analysis provided a list of improvements to attempt to mitigate storm water over-topping this drainage channel. After extensive discussion, the Board authorized the District Engineer to undertake additional efforts to evaluate other alternative approaches to handle this storm water for further discussion at the next Board meeting.

Next, Ms. Johnson stated that an analysis had been performed to corroborate the driveway culvert sizes provided by the District's former engineer for the homes on 8304 and 8308 Verde Mesa with recommendations to control storm water runoff. She stated that her analysis had been provided to the HOA and the District's Engineering Subcommittee. She stated that this information was provided to the homebuilders and property owners of the homes in question with a request that their driveway culverts be upsized by the HOA. Ms. Johnson stated that the homeowner of 8304 Verde Mesa had asked for the District's assistance in paying for at least 50% of the \$6,002.56 cost associated with the driveway culvert upsizing. A copy of this homeowner's request is attached as **Exhibit "I"**. Director Clifford moved that the Board authorize an expenditure of \$3,000.00 to the homeowner of 8304 Verde Mesa for the upsizing of the driveway culvert at this address. Director Sciaraffia seconded the Motion and the Motion passed unanimously, 5-0. Then, Director Koerner moved to authorize Quiddity to study the culverts at the other nearby lots, up to \$5,000.00. Director Parker seconded the motion and the motion passed unanimously, 5-0.

Following up on an item from the September 2022 Board meeting, Ms. Johnson then provided a revised proposal from Sunscape to repair cracking in the flagstone portion of the trails, which total \$20,855.94, a copy of which is attached Exhibit "J". Ms. Johnson opined that this repair work was not in need of immediate attention and could be deferred. The consensus of the Board was to take no action in this regard at this time.

Director Clifford advised that the HOA's General Manager, upon the recommendation of the Amenity center pond maintenance contractor, had requested that the Board approve funds to have the Flagler drainage channel cleaned out from Lakewood Ridge to the Amenity Center driveway. The Board requested the Engineering Subcommittee to obtain a quote for this work and acknowledge that the Engineering Subcommittee could proceed with same provided the cost was within the Engineering Subcommittee's standing \$2500 authority.

Finally, Ms. Johnson stated that Fazzone Construction Company, Inc. was hesitant to replace certain plantings identified in the 1-year inspection of the Amenity Center Lot Improvements Project. She recommended that the Contractor's surety company be contacted to enforce the Contractor's Performance Bond. Mr. Klein recommended that the Board convene in executive session to discuss this matter further. The Board then took up Item 17.

After executive session, Director Clifford moved to direct the General Counsel to send a demand letter to Fazzone regarding a warranty claim concerning landscaping work for the amenity center improvement project. Director Sciaraffia seconded the motion and the motion passed unanimously, 5-0.

The Board then took up Item 15.

15. Receive legislative updates. Director Koerner introduced this Item. Mr. Klein stated that the District would be included in his firm's effort to monitor legislation affecting its political subdivision clients, including the District.

16. Discuss, consider, and take action on the future meeting schedule. The consensus of the Board was that the next meeting would be on March 21, 2023. The Board then took up Item 18.
17. The Board will meet in Executive Session to receive advice from its attorneys, in accordance with Texas Government Code § 551.071, concerning issues identified in the District Engineer's Report. Director Koerner introduced this Item. At 7:48 p.m., Director Clifford moved to enter into an executive session to receive legal advice from its attorneys under Texas Government Code § 551.071. Director Parker seconded the Motion and the Motion was approved 5-0. At 7:58 p.m., Director Koerner moved to conclude the executive session and reenter open session. Director Clifford seconded the Motion and the Motion passed unanimously, 5-0. Director Koerner stated that no action was taken by the Board during Executive Session. The Board then returned to Item 14.
18. Adjournment. Director Clifford moved to adjourn the meeting. Director Uberitini seconded the motion and the motion passed unanimously, 5-0. The meeting adjourned at 7:59 updated Flagler Ditch analysis p.m. until further call.

PASSED, APPROVED, AND ADOPTED this 21st day of March 2023.

[DISTRICT SEAL]

---

Kim Clifford, Secretary



4

# **Belvedere MUD Board Meeting**

**March 21, 2023**

**Financial Information**

## **Schedule of Cash Activity**

**BELVEDERE MUD  
SCHEDULE OF CASH ACTIVITY  
GENERAL FUND  
MEETING DATE: MARCH 21, 2023**

**GENERAL FUND CHECKING ACCOUNT BALANCE** **\$ 460,759.66**

**Revenue:**

Deposit Date	Description	Amount
<b>Total Deposits:</b>		<b>\$ -</b>
<b>Expenses paid since last meeting on 1/17/2023</b>		
1/19/2023	Pedernales Electric Corporative Amenity Center Operations	\$ 356.64
2/8/2023	Spectrum Business Amenity Center Operations	\$ 106.54
2/13/2023	AT & T Amenity Center Operations	\$ 137.82
2/18/2023	Pedernales Electric Corporative Amenity Center Operations	\$ 260.24
3/10/2023	Sunscape Landscaping Trail Maintenance	\$ 8,061.84
3/18/2023	Pedernales Electric Corporative Amenity Center Operations	\$ 279.00
3/18/2023	AT & T Amenity Center Operations	\$ 137.82
<b>Total Expenditures:</b>		<b>\$ 9,339.90</b>
<b>Cash Balance Before Expenditures</b>		<b>\$ 451,419.66</b>

**Expenditures:**

Check Number	Description	Amount
1418	Montoya & Monzingo LLP Accounting Fees	\$ 2,400.00
1419	Lloyd GosseLink Legal Fees	\$ 5,939.50
1420	Quiddity Engineering, LLC Engineering Fees	\$ 6,605.00
1421	Manuela's Cleaning Services Amenity Center Operations	\$ 920.00
1422	Travis Central Appraisal District Appraisal Fees	\$ 754.29
1423	Quiddity Engineering, LLC Engineering Fees	\$ 2,068.75
1424	Quiddity Engineering, LLC Engineering Fees	\$ 9,410.00
1425	Belvedere HOA Amenity Center Operations	\$ 10,919.19
Transfer	Belvedere - Money Market	\$ 90,000.00
Transfer	Belvedere - Debt Service Property Taxes	\$ 216,954.28
Transfer	Belvedere - Debt Service Property Taxes	\$ 80,062.88
<b>Total Expenditures:</b>		<b>\$ (426,033.89)</b>

**ENDING BALANCE - GENERAL FUND CHECKING AS OF MARCH 21, 2023**

**\$ 25,385.77**

**CASH BALANCE - GENERAL FUND - MONEY MARKET ACCOUNT - UNRESERVED**

**\$ 5,297.68**

Deposit      Transfer from checking

**\$ 90,000.00**

**Total Deposits:**

**\$ 90,000.00**

**ENDING CASH BALANCE - GENERAL FUND - MONEY MARKET ACCOUNT - UNRESERVED**

**\$ 95,297.68**

**CASH BALANCE - GENERAL FUND - TEXPOOL**

**\$ 466,757.49**

**TOTAL GENERAL FUND OPERATING CASH**

**\$ 587,440.94**

The operating reserves are one to two times operating budget including \$57,000 for future repairs.

**DEBT SERVICE**

**CASH BALANCE - DEBT SERVICE FUND - MONEY MARKET**

**\$ 119,721.44**

Transfer      Operating Checking

Property Taxes

\$ 216,954.28

Transfer      Operating Checking

Property Taxes

\$ 80,062.88

**Total Deposits:**

**\$ 297,017.16**

**ENDING CASH BALANCE - DEBT SERVICE FUND - MONEY MARKET**

**\$ 416,738.60**

**CASH BALANCE - DEBT SERVICE - TEXPOOL**

**\$ 178,217.93**

**TOTAL CASH BALANCE - DEBT SERVICE**

**\$ 594,956.53**

# Budget vs Actual

Belvedere Municipal Utility District  
Statement of Revenues and Expenditures Budget vs. Actual  
For the Year to Date Ended March 21, 2023  
Unaudited

	Year to Date Actual	Year to Date Budget	Year to Date Variance Favorable (Unfavorable)	2023 Annual Budget	2023 Annual Variance Favorable (Unfavorable)
<u>Revenues</u>					
Maintenance Taxes	\$ 233,703	\$ 244,405	\$ (10,702)	\$ 244,405	\$ (10,702)
Interest Income	5,938	2,500	3,438	6,000	(62)
<b>Total Revenues</b>	<b>239,641</b>	<b>246,905</b>	<b>(7,264)</b>	<b>250,405</b>	<b>(10,764)</b>
<u>Expenditures</u>					
Solid Waste Disposal	27,222	27,500	278	55,000	27,778
Legal Fees	7,101	16,667	9,566	40,000	32,899
Audit Fees	7,500	7,500	-	7,500	-
Accounting Fees	7,200	7,200	-	14,400	7,200
Engineering Fees	30,983	12,500	(18,483)	30,000	(983)
Amenity Center Operations	15,697	21,250	5,553	85,000	69,303
Drainage and Trail Maintenance	17,146	9,583	(7,563)	23,000	5,854
Insurance	1,935	1,667	(268)	4,000	2,065
Tax Appraisal and Collection Fees	1,508	2,500	992	6,000	4,492
Bank Charges	10	83	73	200	190
Other Fees	-	42	42	100	100
Newspaper notices	-	833	833	2,000	2,000
Website	-	208	208	500	500
<b>Total Expenditures</b>	<b>116,302</b>	<b>107,533</b>	<b>(8,769)</b>	<b>267,700</b>	<b>150,898</b>
<b>Projected Excess Revenue Over Expenditures</b>	<b>\$ 123,339</b>	<b>\$ 139,372</b>	<b>\$ (16,033)</b>	<b>\$ (17,295)</b>	<b>\$ 140,634</b>

# **Financial Statements**

**Belvedere Municipal Utility District**  
**Balance Sheet**  
As of March 21, 2023

---

	<u>Mar 21, 23</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Checking Account - ABC Bank	25,385.77
Money Market - ABC Bank	95,297.68
TexPool	466,757.49
<b>Total Checking/Savings</b>	<u>587,440.94</u>
<b>Accounts Receivable</b>	
Taxes Receivable	12,226.21
<b>Total Accounts Receivable</b>	<u>12,226.21</u>
<b>Total Current Assets</b>	<u>599,667.15</u>
<b>TOTAL ASSETS</b>	<u><u>599,667.15</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Other Current Liabilities	
Deferred Revenue	12,226.21
<b>Total Other Current Liabilities</b>	<u>12,226.21</u>
<b>Total Current Liabilities</b>	<u>12,226.21</u>
<b>Total Liabilities</b>	12,226.21
<b>Equity</b>	
Unassigned	464,101.33
Net Income	123,339.61
<b>Total Equity</b>	<u>587,440.94</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>599,667.15</u></u>



**Belvedere Municipal Utility District**  
**Profit & Loss**  
October 1, 2022 through March 21, 2023

---

	Oct 1, '22 - Mar 21, 23
Ordinary Income/Expense	
Income	
Interest Income	5,938.29
Income	
Property Taxes	233,702.96
Total Income	233,702.96
Total Income	239,641.25
Expense	
Amenity Center Operations	15,696.90
Trail Repairs	
Trail General Maintenance	17,145.65
Total Trail Repairs	17,145.65
Audit Fees	7,500.00
Bank Service Charges	10.00
Bookkeeping Fees	7,200.00
Engineering	
District Engineering	30,982.50
Total Engineering	30,982.50
Insurance	
Liability Insurance	1,935.10
Total Insurance	1,935.10
Legal Fees	7,100.54
Collection and Appraisal Fees	1,508.58
Waste Disposal	27,222.37
Total Expense	116,301.64
Net Ordinary Income	123,339.61
Net Income	123,339.61

**Belvedere MUD-Debt Service Fund**  
**Balance Sheet**  
As of March 21, 2023

---

	<u>Mar 21, 23</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
MUD Debt Service Fund	416,738.60
TexPool	<u>178,217.93</u>
<b>Total Checking/Savings</b>	<b>594,956.53</b>
Accounts Receivable	
Taxes Receivable	<u>22,876.07</u>
<b>Total Accounts Receivable</b>	<b>22,876.07</b>
<b>Total Current Assets</b>	<b>617,832.60</b>
<b>TOTAL ASSETS</b>	<b><u>617,832.60</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Other Current Liabilities	
Deferred Revenue	<u>22,876.07</u>
<b>Total Other Current Liabilities</b>	<b>22,876.07</b>
<b>Total Current Liabilities</b>	<b>22,876.07</b>
<b>Total Liabilities</b>	<b>22,876.07</b>
<b>Equity</b>	
Restricted	235,996.25
Net Income	<u>358,960.28</u>
<b>Total Equity</b>	<b>594,956.53</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>617,832.60</u></b>

**Belvedere MUD-Debt Service Fund**  
**Profit & Loss**  
October 1, 2022 through March 21, 2023

---

	<u>Oct 1, '22 - Mar 21, 23</u>
<b>Ordinary Income/Expense</b>	
Income	
Tax Revenue	437,231.53
<b>Total Income</b>	<u>437,231.53</u>
Expense	
Bank Service Charges	54.00
Bond Principal	0.00
Interest Expense	80,309.38
Paying Agent Fee	600.00
<b>Total Expense</b>	<u>80,963.38</u>
<b>Net Ordinary Income</b>	356,268.15
<b>Other Income/Expense</b>	
Other Income	
Interest Income	2,692.13
<b>Total Other Income</b>	<u>2,692.13</u>
<b>Net Other Income</b>	2,692.13
<b>Net Income</b>	<u><u>358,960.28</u></u>

# **Current Invoices for Approval**

Montoya & Monzingo, LLP

P.O. Box 2029  
Pflugerville, TX 78691  
(512) 251-5668

# Invoice

Date	Invoice #
2/6/2023	30075

Bill To
Belvedere MUD P.O. Box 2029 Pflugerville, TX 78691

Description	Amount
February 2023 accounting services.	1,200.00
Thank you for your business.	<b>Total</b> \$1,200.00

*Rec'd 2/6/23*

Montoya & Monzingo, LLP

P.O. Box 2029  
Pflugerville, TX 78691  
(512) 251-5668

# Invoice

Date	Invoice #
3/7/2023	30127

Bill To
Belvedere MUD P.O. Box 2029 Pflugerville, TX 78691

Description	Amount
March 2023 accounting services.	1,200.00
Thank you for your business.	<b>Total</b> \$1,200.00

*Reid 3/1/23*



816 Congress Avenue, Suite 1900  
Austin, Texas 78701  
Telephone: (512) 322-5800  
Facsimile: (512) 472-0532

www.lglawfirm.com

January 31, 2023

Belvedere Municipal Utility District  
Attn Jeff Monzingo  
Montoya & Monzingo LLP  
P.O. Box 2029  
Pflugerville, TX USA 78691-2029

Invoice: 97538858  
Client: 2364  
Matter: 0  
Billing Attorney: DJK

Tax ID # 74-2308445

---

### INVOICE SUMMARY

For professional services and disbursements rendered through December 31, 2022:

**RE: Belvedere Community**

Professional Services	\$ 896.50
Total Disbursements	<u>\$ 1.00</u>
<b>TOTAL THIS INVOICE</b>	<b>\$ 897.50</b>

*Rec'd 2/10/23*



816 Congress Avenue, Suite 1900  
Austin, Texas 78701  
Telephone: (512) 322-5800  
Facsimile: (512) 472-0532

www.lglawfirm.com

February 27, 2023

Belvedere Municipal Utility District  
Attn Jeff Monzingo  
Montoya & Monzingo LLP  
P.O. Box 2029  
Pflugerville, TX USA 78691-2029

Invoice: 97539001  
Client: 2364  
Matter: 0  
Billing Attorney: DJK  
Tax ID # 74-2308445

---

### INVOICE SUMMARY

For professional services and disbursements rendered through January 31, 2023:

**RE: Belvedere Community**

Professional Services	\$ 5,016.00
Total Disbursements	<u>\$ 26.00</u>
<b>TOTAL THIS INVOICE</b>	<b>\$ 5,042.00</b>

Recd 2/5/23

---

Lloyd Gosselink Rochelle & Townsend, P.C.





# QUIDDITY

**Invoice Total \$6,605.00**

February 7, 2023

Project No: 16654-0900-23

Invoice No: 00354502

Belvedere Municipal Utility District  
Jeff Monzingo  
c/o Montoya & Monzingo  
203 N. Railroad Avenue  
Pflugerville, TX 78660

**PLEASE NOTE OUR REMIT INFO**

**REMIT ADDRESS:** Quiddity Engineering, LLC  
P.O. Box 95562  
Grapevine, TX 76099-9708

**ACH INFORMATION:** Truist Bank  
Account #: 1440017655101  
Routing #: 111017694

Please send remittance advice to:  
AccountsReceivable@Quiddity.com  
Payment Terms: Due upon Receipt

Project 16654-0900-23 2023 General Consultation (Belvedere MUD)  
Services include meeting preparation and attendance, coordination with consultants and drainage consultation.  
Professional Services from December 31, 2022 to January 27, 2023

Task 001 District Operations

	Hours	Rate	Amount	
Professional Engineer III	29.25	225.00	6,581.25	
Admin II	.25	95.00	23.75	
Totals	29.50		6,605.00	6,605.00
<b>Total Labor</b>				<b>6,605.00</b>
<b>TOTAL THIS INVOICE</b>			<b>\$6,605.00</b>	

*Rcid 2/10/23*



*Manuela's Cleaning Services*

Residential/Commercial Cleaning

11122 West Cave Blvd  
Dripping Springs, Texas 78620  
Phone: 512-203-2228

Belvedere

Invoice 124

Send payment to:

For:

Manuela's Cleaning Services  
11122 West Cave Blvd  
Dripping Springs, TX 78620

Belvedere Amenity Center  
Payment is due upon receipt  
of this invoice

DESCRIPTION

The following cleaning services were performed at the Amenity Center ( MUD ) on the following dates:

Jan 7

Jan 14

Jan 21

Jan 28

Labor -4 Days @ 115.00

Totals: \$ 460.00

Please make payments to Manuela's Cleaning Services and mail to the address above. If you have any questions concerning this invoice, contact Manuela Bigley @ 512-203-2228, or e-mail at mlbigley1@yahoo.com. Thank you for your prompt payment.

*Rec'd 3/3/23*



*Manuela's Cleaning Services*

Residential/Commercial Cleaning

11122 West Cave Blvd  
Dripping Springs, Texas 78620  
Phone: 512-203-2228

Belvedere

Invoice 125

Send payment to:

For:

Manuela's Cleaning Services  
11122 West Cave Blvd  
Dripping Springs, TX 78620

Belvedere Amenity Center  
Payment is due upon receipt  
of this invoice

DESCRIPTION

The following cleaning services were performed at the Amenity Center ( MUD ) on the following dates:

Feb 4

Feb 11

Feb 18

Feb 25

Labor -4 Days @ 115.00

Totals: \$ 460.00

Please make payments to Manuela's Cleaning Services and mail to the address above. If you have any questions concerning this invoice, contact Manuela Bigley @ 512-203-2228, or e-mail at mlbigley1@yahoo.com. Thank you for your prompt payment.

*Rec'd 3/5/23*

**TRAVIS CENTRAL APPRAISAL DISTRICT**

850 E. Anderson Lane  
 P.O. Box 149012  
 Austin, TX 78714

	Invoice Date	Invoice Number
<b>Invoice</b>	3/1/2023	8152

Jurisdiction ID: 1K

Belvedere MUD  
 P.O. Box 2029  
 Pflugerville, TX 78691

You may remit via ACH to Wells Fargo Bank, N.A.,  
 account #7556188477, ABA #111900659. Please send  
 ACH remittance information to Lmann@tcadcentral.org.

To submit via wire, please contact the Finance  
 Department.

Invoice Date	Charge Code	Description	Amount
3/1/2023	Appraisal Revenue	Appraisal Fees	\$754.29
<b>Due Date: 3/31/2023</b>			<b>Total: \$754.29</b>

8152 3/1/2023

Invoice Date	Charge Code	Description	Amount
3/1/2023	Appraisal Revenue	Appraisal Fees	\$754.29

1K Belvedere MUD

Total Due: \$754.29

Due Date: 3/31/2023

Amount Remitted: \_\_\_\_\_

Please remit payment at your earliest convenience. Should you have  
 any questions, please contact Leana H. Mann at (512)834-9317 Ext.  
 405 or by e-mail at Lmann@tcadcentral.org.



# QUIDDITY

**Invoice Total \$2,068.75**

January 23, 2023

Project No: 16654-0005-00

Invoice No: 00353715

Jeff Monzingo  
Belvedere Municipal Utility District  
Jeff Monzingo  
c/o Montoya & Monzingo  
203 N. Railroad Avenue  
Pflugerville, TX 78660

PLEASE NOTE OUR REMIT INFO	
<b>REMIT ADDRESS:</b>	<b>ACH INFORMATION:</b>
Quiddity Engineering, LLC	Trust Bank
P.O. Box 95562	Account #: 1440017655101
Grapevine, TX 76099-9708	Routing #: 11017694
Please send remittance advice to: AccountsReceivable@Quiddity.com	
Payment Terms: Due upon Receipt	

Project 16654-0005-00 Belvedere Flagler Ditch Analysis

**Professional Services from November 26, 2022 to December 30, 2022**

Task	100	Capacity Analysis			
			<b>Hours</b>	<b>Rate</b>	<b>Amount</b>
		Professional Engineer III	1.00	225.00	225.00
		Professional Engineer I	1.75	170.00	297.50
		Design Engineer II	30.50	145.00	4,422.50
		Totals	33.25		4,945.00
		<b>Total Labor</b>			<b>4,945.00</b>
<b>Billing Limits</b>			<b>Current</b>	<b>Prior</b>	<b>To-Date</b>
Total Billings			4,945.00	6,693.75	11,638.75
Limit					7,697.50
Adjustment					-3,941.25

Task	500	Surveying Services			
			<b>Hours</b>	<b>Rate</b>	<b>Amount</b>
		2-Person Field Crew	4.50	195.00	877.50
		Project Surveyor II	1.50	125.00	187.50
		Totals	6.00		1,065.00
		<b>Total Labor</b>			<b>1,065.00</b>
<b>Billing Limits</b>			<b>Current</b>	<b>Prior</b>	<b>To-Date</b>
Total Billings			1,065.00	1,237.50	2,302.50
Limit					2,302.50

**TOTAL THIS INVOICE \$2,068.75**

**Outstanding Invoices**

Number	Date	Balance
00350803	11/14/2022	5,622.50
00352079	12/8/2022	2,308.75
<b>Total</b>		<b>7,931.25</b>



# QUIDDITY

**Invoice Total \$9,410.00**

March 14, 2023  
Project No: 16654-0900-23  
Invoice No: 00356918

Belvedere Municipal Utility District  
Jeff Monzingo  
c/o Montoya & Monzingo  
203 N. Railroad Avenue  
Pflugerville, TX 78660

**PLEASE NOTE OUR REMIT INFO**

<b>REMIT ADDRESS:</b>	<b>ACH INFORMATION:</b>
Quiddity Engineering, LLC	Trust Bank
P.O. Box 664080	Account #: 76722129
Dallas, TX 75266-4080	Routing #: 021052053

Please send remittance advice to:  
AccountsReceivable@Quiddity.com

**Payment Terms: Due upon Receipt**

Project 16654-0900-23 2023 General Consultation (Belvedere MUD)  
Services include meeting preparation and attendance, coordination with consultants and drainage consultation.

Professional Services from January 28, 2023 to February 24, 2023

Task 001 District Operations

	Hours	Rate	Amount
Professional Engineer III	6.50	225.00	1,462.50
Professional Engineer I	25.00	170.00	4,250.00
Design Engineer II	25.50	145.00	3,697.50
Totals	57.00		9,410.00
<b>Total Labor</b>			<b>9,410.00</b>

**TOTAL THIS INVOICE \$9,410.00**

**Outstanding Invoices**

Number	Date	Balance
00354502	2/7/2023	6,605.00
<b>Total</b>		<b>6,605.00</b>

Belvedere MUD Amenity Center  
For the Month Ending December 31 , 2022

Vendor	Date	Amount Paid	Amenity Reservations
SUNSCA0001 SUNSCAPE LANDSCAPING LLC - Irrigation repair 10.25	12.08.2022	\$ 119.22	Vedros - \$200 50%
SUNSCA0001 SUNSCAPE LANDSCAPING LLC - Kiddie Cushion install	12.13.2022	\$ 3,500.58	Williams - \$100 should be no sales tax
ABCHOM0001 ABC HOME and COMMERCIAL SERVICES - Quarterly pest control	12.14.2022	\$ 231.66	Warren - \$100
DYEZS0002 Dyezz Surveillance and Security - Run new wires for	12.15.2022	\$ 875.74	Mussillo - \$100 sales Tax?? Ok, as shared bill
STEPHE0016 Stephens Enterprises - 11.20-12.3	12.16.2022	\$ 331.00	
ABCHOM0001 ABC HOME and COMMERCIAL SERVICES - Bi	12.30.2022	\$ 97.43	
12.9.2022 - Reliant	12.31.2022	\$ 1,059.77	
12.21.2022 - Home Depot	12.31.2022	\$ 17.30	
		\$ 6,232.70	\$ 500.00
sales tax adjustment - sunscape #16188		\$ (254.59)	RJU adjusted. HOA needs to request credit from sunscape
		<u>\$ 5,978.11</u>	

October	\$ 4,860.05
November	\$ 581.03
December	\$ 5,978.11
	<u>\$ 11,419.19</u>
Amenity Reservations	\$ (500.00)
	<u>\$ 10,919.19</u>

Belvedere MUD Amenity Center  
For the Month Ending November 30, 2022

Vendor	Date	Amount Paid	Amenity Reservations
SUNSCA0001 SUNSCAPE LANDSCAPING LLC - October irrigation repair	11.07.2022	\$ 78.86	50%
ABCHOM0001 ABC HOME and COMMERCIAL SERVICES - bi- monthly pest control	11.14.2022	\$ 97.43	
STEPHE0016 Stephens Enterprises - 10.23-11.5	11.30.2022	\$ 196.00	
STEPHE0016 Stephens Enterprises - 11.6-11.19	11.30.2022	\$ 196.00	
HEB	11.30.2022	\$ 12.74	
		<u>\$ 581.03</u>	



Belvedere MUD Amenity Center  
For the Month Ending October 31, 2022

Vendor	Date	Amount Paid	Amenity Reservations
Sunscape - September irrigation repairs	10.03.2022	\$ 187.62	50%
Chelf Electric - electrical repairs for irrigation	10.04.2022	\$ 650.00	50%
Stephen's Enterprises - 9.11-9.24	10.07.2022	\$ 196.00	
Sunscape - October Maintenance	10.12.2022	\$ 3,008.96	
Sunscape - October Irrigation repairs	10.12.2022	\$ 425.47	50%
Stephen's Enterprises - 9.25-10.8	10.31.2022	\$ 196.00	
Stephen's Enterprises - 10.9-10.22	10.31.2022	\$ 196.00	
		<u>\$ 4,860.05</u>	

# **Invoices Paid Between Board Meetings**



Questions? Call 888-554-4732  
 Monday through Friday, 8 a.m. – 5:30 p.m.  
 Report an outage: 888-883-3379  
 pec.coop *Se habla Español*

Member-owned since 1938  
 nonprofit

Account #: 3001549599  
 Member Name: BELVEDERE MUD  
 Director District: 5  
 Bill Date: 12/29/2022

**AUTOPAY AMOUNT**

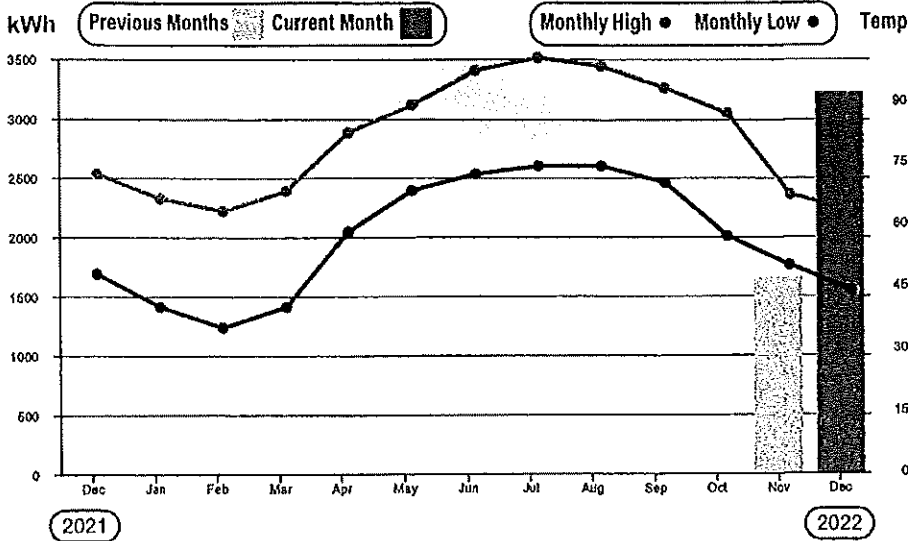
**\$356.64**

Paid By Bank Draft  
 01/18/2023

Service Address: 17400 FLAGLER DRIVE

This bill does not reflect payments after 12/29/2022.  
 Charge detail found on the back of this page.

**Monthly energy use**



**Energy comparison**

Total energy use this month <b>3,232 kWh</b> <b>\$329.46</b>	Total energy use last month <b>1,659 kWh</b> <b>\$176.12</b>
Total energy use this month last year <b>0 kWh</b> <b>\$.00</b>	Average daily use and temp this month <b>104 kWh/Day</b> <b>54°</b>

**IMPORTANT MEMBER INFORMATION**

What would you give to make a change? For less than \$1 a month, you can support local nonprofits by rounding up your PEC bill to the nearest dollar through the Power of Change Program. Make your change really jingle; join today at pec.coop/change!

*Recd 1/4/23  
 Paid EFT 1/18/23*

KEEP THIS STATEMENT FOR YOUR RECORDS  
 PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT - WHEN PAYING IN PERSON BRING ENTIRE STATEMENT



Pedernales Electric Cooperative  
 PO Box 1 • Johnson City, TX 78636

Bill Date: 12/29/2022  
 Account #: 3001549599  
 AutoPay Amount - DO NOT PAY: \$356.64  
 Bank Draft on 01/18/2023

- Check this box to opt in to PEC Power of Change!
- One time donation     Recurring donation \_\_\_\_\_

Kiosk barcode



Mail payment to:

Pedernales Electric Cooperative, Inc.  
 PO Box 1 18  
 Johnson City, TX 78636-0001

7776 1 AB 0.491  
 BELVEDERE MUD  
 PO BOX 2029  
 PFLUGERVILLE TX 78691-2029

5 7776  
 C-29



460763001549599000035664000038959122920220

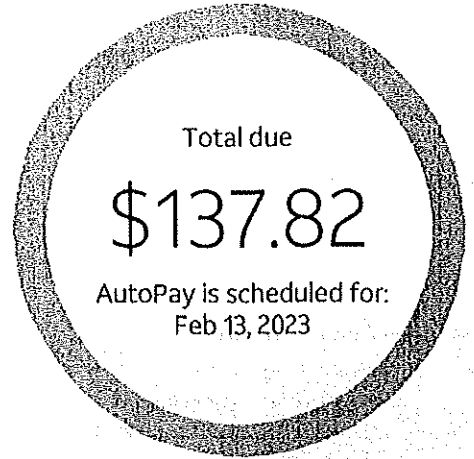


BELVEDERE MUD  
 PO BOX 2029  
 PFLUGERVILLE TX 78691-2029

Page: 1 of 3  
 Issue Date: Jan 22, 2023  
 Account Number: 312935378

Want to stop receiving paper bills and enjoy the convenience of paperless billing? Enroll at [att.com/paperless](http://att.com/paperless)

Managing your AT&T bills, products, and services on the go? It's a snap with myAT&T. Go to [att.com/myatt](http://att.com/myatt) to sign in or sign up.



**Account summary**

Your last bill	\$136.55
Payment, Jan 13 - Thank you!	-\$136.55
<b>Remaining balance</b>	<b>\$0.00</b>

**Service summary**

Internet	<i>Page 2</i> \$69.89
Phone	<i>Page 2</i> \$67.93
<b>Total services</b>	<b>\$137.82</b>

**Total due** **\$137.82**

AutoPay is scheduled to debit your bank account on Feb 13, 2023

*paid 1/25/23  
 Paid EFT 2/13/23*

**Ways to pay and manage your account:**

**myAT&T app**  
 iPhone and Android

**att.com/pay**

**Ordering, billing or support**  
**800.321.2000**  
 TTY: 800.651.5111



Questions? Call 888-554-4732
Monday through Friday, 8 a.m. - 5:30 p.m.
Report an outage: 888-883-3379
pec.coop Se habla Español

Member-owned since 1938
nonprofit

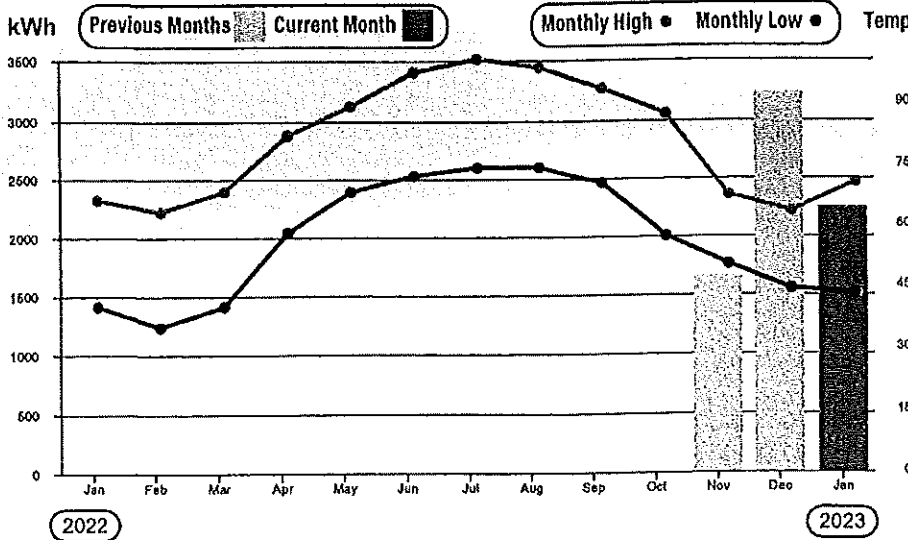
Account #: 3001549599
Member Name: BELVEDERE MUD
Director District: 5
Bill Date: 01/28/2023

AUTOPAY AMOUNT
\$260.24
Paid By Bank Draft
02/18/2023

Service Address: 17400 FLAGLER DRIVE

This bill does not reflect payments after 01/28/2023.
Charge detail found on the back of this page.

Monthly energy use



Energy comparison

Total energy use this month: 2,246 kWh, \$240.40
Total energy use last month: 3,232 kWh, \$329.46
Total energy use this month last year: 0 kWh, \$.00
Average daily use and temp this month: 77 kWh/Day, 56°

IMPORTANT MEMBER INFORMATION

In 2023, we are distributing \$6 million in capital credits to current and former PEC members who accumulated capital credits in 2021 and 1995! Check your January bill to see your distribution. Learn more about capital credits at pec.coop/capital-credits.

Rec'd 1/25/23
Paid EFT 2/18/23

KEEP THIS STATEMENT FOR YOUR RECORDS
PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT - WHEN PAYING IN PERSON BRING ENTIRE STATEMENT



Pedernales Electric Cooperative
PO Box 1 • Johnson City, TX 78636

Bill Date: 01/28/2023
Account #: 3001549599
AutoPay Amount - DO NOT PAY: \$260.24
Bank Draft on 02/18/2023

- Check this box to opt in to PEC Power of Change!
One time donation
Recurring donation

PEC Secure Pay Station barcode



Mall payment to:

Pedernales Electric Cooperative, Inc.
PO Box 1
Johnson City, TX 78636-0001

7694 1 AB 0.507
BELVEDERE MUD
PO BOX 2029
PFLUGERVILLE TX 78691-2029

5 7694
C-31



460763001549599000026024000028428012820239

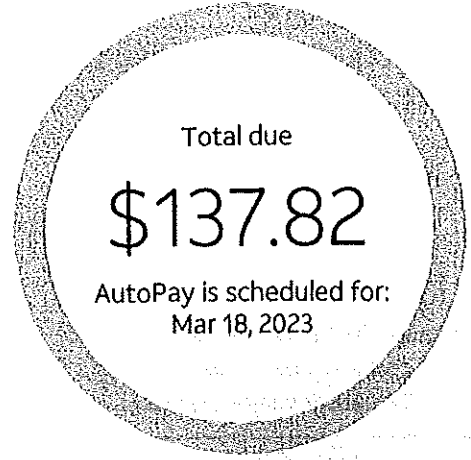


BELVEDERE MUD  
 PO BOX 2029  
 PFLUGERVILLE TX 78691-2029

Page: 1 of 3  
 Issue Date: Feb 22, 2023  
 Account Number: 312935378

Want to stop receiving paper bills and enjoy the convenience of paperless billing? Enroll at [att.com/paperless](http://att.com/paperless)

Managing your AT&T bills, products, and services on the go? It's a snap with myAT&T. Go to [att.com/myatt](http://att.com/myatt) to sign in or sign up.



Total due

**\$137.82**

AutoPay is scheduled for:  
 Mar 18, 2023

**Account summary**

Your last bill	\$137.82
Payment, Feb 13 - Thank you!	-\$137.82
<b>Remaining balance</b>	<b>\$0.00</b>

**Service summary**

Internet	<i>Page 2</i>	\$69.89
Phone	<i>Page 2</i>	\$67.93
<b>Total services</b>		<b>\$137.82</b>

**Total due** **\$137.82**

AutoPay is scheduled to debit your bank account on Mar 18, 2023

*Rec'd 2/21/23  
 Paid EFT 3/18/23*

**Ways to pay and manage your account:**

**myAT&T app**  
 iPhone and Android

**att.com/pay**

**Ordering, billing or support**  
**800.321.2000**  
 TTY: 800.651.5111



Questions? Call 888-554-4732  
 Monday through Friday, 8 a.m. – 5:30 p.m.  
 Report an outage: 888-883-3379  
 pec.coop Se habla Español

Member-owned since 1938  
 nonprofit

Account #: 3001549599  
 Member Name: BELVEDERE MUD  
 Director District: 5  
 Bill Date: 02/25/2023

**AUTOPAY AMOUNT**

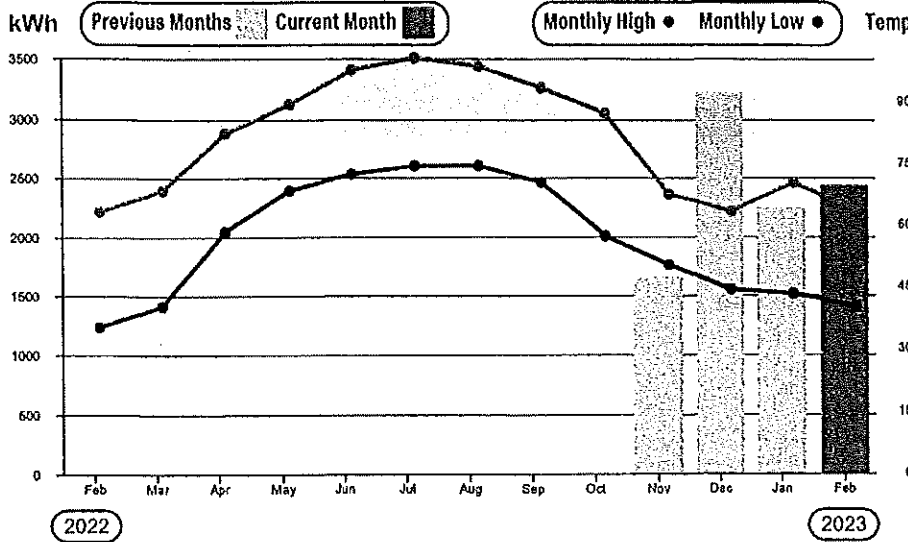
**\$279.00**

Paid By Bank Draft  
 03/18/2023

Service Address: 17400 FLAGLER DRIVE

This bill does not reflect payments after 02/25/2023.  
 Charge detail found on the back of this page.

**Monthly energy use**



**Energy comparison**

Total energy use this month <b>2,438 kWh</b> <b>\$257.74</b>	Total energy use last month <b>2,246 kWh</b> <b>\$240.40</b>
Total energy use this month last year <b>0 kWh</b> <b>\$.00</b>	Average daily use and temp this month <b>81 kWh/Day</b> <b>52°</b>

**IMPORTANT MEMBER INFORMATION**

Applications and nomination petitions are now open for members seeking to serve their communities on the PEC Board of Directors in districts 2 and 3. Nomination materials are due by 5 p.m. on March 27 at PEC Headquarters in Johnson City. More information and eligibility requirements are available at pec.coop/elections.

KEEP THIS STATEMENT FOR YOUR RECORDS  
 PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT - WHEN PAYING IN PERSON BRING ENTIRE STATEMENT

*Rec'd 3/2/23  
 Paid EPT 3/18/23*



Pedernales Electric Cooperative  
 PO Box 1 • Johnson City, TX 78636

Bill Date: 02/25/2023  
 Account #: 3001549599  
 AutoPay Amount - DO NOT PAY: \$279.00  
 Bank Draft on 03/18/2023

Check this box to opt in to PEC Power of Change

PEC Secure Pay Station barcode



One time donation  Recurring donation \_\_\_\_\_

Mail payment to:

Pedernales Electric Cooperative, Inc.  
 PO Box 1 18  
 Johnson City, TX 78636-0001

7744 1 AB 0.507  
 BELVEDERE MUD  
 PO BOX 2029  
 PFLUGERVILLE TX 78691-2029

5 7744  
 C-28



460763001549599000027900000030477022520235



**SUNSCAPE**  
LANDSCAPING

**INVOICE**

Invoice: 16684  
Invoice Date: 01/15/2023

**BILL TO** **PROPERTY ADDRESS**

Belvedere Municipal Utility District  
C/O Montoya & Monzingo, LLP  
P.O. Box 2029  
Pflugerville, TX 78691

Belvedere Municipal Utility District  
17400 Flagler Drive  
Austin, TX 78738

Phone: 512-251-5668 x25

**INVOICE** **TERMS** **ACCOUNT MANAGER**

01/15/2023 Due on Receipt Kirk Knussmann

**DESCRIPTION** **PRICE**

#23747 - Trail Maintenance Contract January 2023 \$4,030.92

Trail Maintenance \$1,021.93 Subtotal: \$4,030.92

HOA /MUS Contract \$3,008.96 Sales Tax (.00%) \$0.00

**INVOICE TOTAL: \$4,030.92**

**Pay This Amount: \$4,030.92**

As of 11/1/2022, per the request of Belvedere MUD and Belvedere HOA, the full amount invoiced to MUD and HOA was split 50/50 between MUD and HOA.

Belvedere MUD is paying \$3,008.96 per month for services performed at Belvedere HOA.

Please use the new remittance address listed below when submitting payment:

Sunscape Landscaping • PO. Box 423 • Pflugerville, TX 78660

Thank you for your business!!





# SUNSCAPE

LANDSCAPING

## INVOICE

Invoice: 16769  
Invoice Date: 02/01/2023

### BILL TO

Belvedere Municipal Utility District  
C/O Montoya & Monzingo, LLP  
P.O. Box 2029  
Pflugerville, TX 78691

### PROPERTY ADDRESS

Belvedere Municipal Utility District  
17400 Flagler Drive  
Austin, TX 78738

Phone: 512-251-5668 x25

### INVOICE TERMS ACCOUNT MANAGER

02/01/2023 Due on Receipt Kirk Knussmann

### DESCRIPTION PRICE

#23747 - Trill Maintenance Contract February 2023	\$4,030.92
Trail Maintenance \$1,021.93	Subtotal: \$4,030.92
HOA /MUS Contract \$3,008.96	Sales Tax (.00%) \$0.00
	<b>INVOICE TOTAL: \$4,030.92</b>
	Pay This Amount: \$4,030.92

As of 11/1/2022, per the request of Belvedere MUD and Belvedere HOA, the full amount invoiced to MUD and HOA was split 50/50 between MUD and HOA.

Belvedere MUD is paying \$3,008.96 per month for services performed at Belvedere HOA.

Please use the new remittance address listed below when submitting payment:

Sunscape Landscaping • PO Box 423 • Pflugerville, TX 78660

Thank you for your business!!

**ABC Bank Statements**

**TexPool Statements**



Drawer 9  
Wolfforth, Texas 79382-0009

[www.theabcbank.com](http://www.theabcbank.com)

3488250  
Belvedere Municipal Utility District  
General Funds  
PO Box 2029  
Pflugerville TX 78691

Date 2/28/23 Page 1  
Primary Account XXXXXXXXXXXX

\* Please help us keep your contact information updated. In the event of fraud or other related issues, it is important for us to be able to contact you. \*

Checking Account

Account Title: Belvedere Municipal Utility District  
General Funds

Business Checking Public Funds		Enclosures/Images	2
Account Number	XXXXXXXXXXXX	Statement Dates	2/01/23 thru 2/28/23
Previous Balance	367,330.45	Days in the Statement Period	28
7 Deposits/Credits	122,852.35	Average Ledger Balance	447,757.82
5 Checks/Debits	22,784.48	Average Collected	447,757.82
Service Charge Amount	.00		
Interest Paid	.00		
Current Balance	467,398.32		

Deposits and Other Credits

Date	Description	Amount
2/06	PPD F746000192	92,670.07
	CONS PAY PT CLEARING	
2/07	PPD F746000192	3,966.78
	CONS PAY PT CLEARING	
2/08	PPD F746000192	14,885.37
	CONS PAY PT CLEARING	
2/09	PPD F746000192	6,513.89
	CONS PAY PT CLEARING	
2/10	PPD F746000192	1,828.35
	CONS PAY PT CLEARING	
2/13	PPD F746000192	2,236.55
	CONS PAY PT CLEARING	
2/28	PPD F746000192	751.34
	CONS PAY PT CLEARING	





Date 2/28/23      Page 2  
 Primary Account XXXXXXXXXXXX

Belvedere Municipal Utility District  
 General Funds  
 PO Box 2029  
 Pflugerville TX 78691

Business Checking Public Funds      XXXXXXXXXXXX      Continued)

		Debits	
Date	Description		Amount
2/08	PPD      0000358635		106.54-
	SPECTRUM      SPECTRUM		
2/14	PPD      9864031004		137.82-
	Payment      ATT		
2/21	CCD      2740828412		260.24-
	ELEC_BILL      Pedernales_Elec		
	3001549599		

		Checks			
Date	Check No.	Amount	Date	Check No.	Amount
2/03	1409	14,218.04	2/16	1411*	8,061.84

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
2/01	367,330.45	2/08	464,528.09	2/14	474,969.06
2/03	353,112.41	2/09	471,041.98	2/16	466,907.22
2/06	445,782.48	2/10	472,870.33	2/21	466,646.98
2/07	449,749.26	2/13	475,106.88	2/28	467,398.32

End of Statement



**Belvedere Municipal Utility District**  
**Reconciliation Detail**  
**Checking Account - ABC Bank, Period Ending 02/28/2023**

Type	Date	Num	Name	Cir	Amount	Balance
<b>Beginning Balance</b>						367,330.45
<b>Cleared Transactions</b>						
<b>Checks and Payments - 5 Items</b>						
Check	01/17/2023	1409	Texas Disposal Syst...	X	-14,218.04	-14,218.04
Check	01/17/2023	1411	Sunscape Landscap...	X	-8,061.84	-22,279.88
Check	02/08/2023	EFT	Spectrum Business	X	-106.54	-22,386.42
Check	02/13/2023	EFT	AT & T	X	-137.82	-22,524.24
Check	02/18/2023	EFT	Pedernales Electric ...	X	-260.24	-22,784.48
<b>Total Checks and Payments</b>					<u>-22,784.48</u>	<u>-22,784.48</u>
<b>Deposits and Credits - 7 Items</b>						
Deposit	02/06/2023			X	92,670.07	92,670.07
Deposit	02/07/2023			X	3,966.78	96,636.85
Deposit	02/08/2023			X	14,885.37	111,522.22
Deposit	02/09/2023			X	6,513.89	118,036.11
Deposit	02/10/2023			X	1,828.35	119,864.46
Deposit	02/13/2023			X	2,236.55	122,101.01
Deposit	02/28/2023			X	751.34	122,852.35
<b>Total Deposits and Credits</b>					<u>122,852.35</u>	<u>122,852.35</u>
<b>Total Cleared Transactions</b>					<u>100,067.87</u>	<u>100,067.87</u>
<b>Cleared Balance</b>					100,067.87	467,398.32 <sup>W</sup>
<b>Uncleared Transactions</b>						
<b>Checks and Payments - 1 Item</b>						
Check	01/17/2023	1408	West, Davis & Com...		-7,500.00	-7,500.00
<b>Total Checks and Payments</b>					<u>-7,500.00</u>	<u>-7,500.00</u>
<b>Total Uncleared Transactions</b>					<u>-7,500.00</u>	<u>-7,500.00</u>
<b>Register Balance as of 02/28/2023</b>					92,567.87	459,898.32
<b>New Transactions</b>						
<b>Checks and Payments - 1 Item</b>						
Check	03/18/2023	EFT	AT & T		-137.82	-137.82
<b>Total Checks and Payments</b>					<u>-137.82</u>	<u>-137.82</u>
<b>Total New Transactions</b>					<u>-137.82</u>	<u>-137.82</u>
<b>Ending Balance</b>					<u>92,430.05</u>	<u>459,760.50</u>



Drawer 9  
Wolfforth, Texas 79382-0009

www.theabcbank.com

3487371  
Belvedere Municipal Utility District  
Operating Money Market  
PO Box 2029  
Pflugerville TX 78691

Date	2/28/23	Page	1
Primary Account	XXXXXXXXXX		

\* Please help us keep your contact information updated. In the event of fraud or other related issues, it is important for us to be able to contact you. \*

Checking Account

Account Title: Belvedere Municipal Utility District  
Operating Money Market

Money Market Public Fund		Enclosures/Images	0
Account Number	XXXXXXXXXXXX	Statement Dates	2/01/23 thru 2/28/23
Previous Balance	5,292.44	Days in the Statement Period	28
Deposits/Credits	.00	Average Ledger Balance	5,292.44
Checks/Debits	.00	Average Collected	5,292.44
Service Charge Amount	.00	Interest Earned	5.24
Interest Paid	5.24	Annual Percentage Yield Earned	1.30%
Current Balance	5,297.68	2023 Interest Paid	10.30

Deposits and Other Credits

Date	Description	Amount
2/28	Interest Deposit	5.24

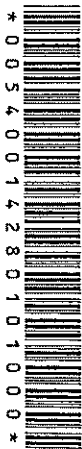
Daily Balance Information

Date	Balance	Date	Balance
2/01	5,292.44	2/28	5,297.68

INTEREST RATE SUMMARY

Date	Rate
1/31	1.200000%
2/03	1.300000%

End Of Statement



**Belvedere Municipal Utility District**  
**Reconciliation Detail**  
 Money Market - ABC Bank, Period Ending 02/28/2023

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						5,292.44
Cleared Transactions						
Deposits and Credits - 1 Item						
Deposit	02/28/2023			X	5.24	5.24
Total Deposits and Credits					5.24	5.24
Total Cleared Transactions					5.24	5.24
Cleared Balance					5.24	5,297.68
Register Balance as of 02/28/2023					5.24	5,297.68
Ending Balance					5.24	5,297.68

TexPool Participant Services  
 1001 Texas Avenue, Suite 1150  
 Houston, TX 77002



# Participant Statement

BELVEDERE MUD  
 GENERAL FUND  
 ATTN JEFF MONZINGO  
 PO BOX 2029  
 PFLUGERVILLE TX 78691-2029

Statement Period **01/01/2023 - 01/31/2023**

Page 1 of 2

Customer Service 1-866-TEX-POOL  
 Location ID  
 Investor ID

## TexPool Update

Keep up to date with the latest market talk from our portfolio managers and strategists by visiting the Insights page of TexPool.com.

## TexPool Summary

Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$465,080.93	\$0.00	\$0.00	\$1,676.56	\$466,757.49	\$465,135.01
<b>Total Dollar Value</b>	<b>\$465,080.93</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,676.56</b>	<b>\$466,757.49</b>	

## Portfolio Value

Pool Name	Pool/Account	Market Value (01/01/2023)	Share Price (01/31/2023)	Shares Owned (01/31/2023)	Market Value (01/31/2023)
Texas Local Government Investment Pool		\$465,080.93	\$1.00	466,757.490	\$466,757.49
<b>Total Dollar Value</b>		<b>\$465,080.93</b>			<b>\$466,757.49</b>

## Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool		\$1,676.56	\$1,676.56
<b>Total</b>		<b>\$1,676.56</b>	<b>\$1,676.56</b>





TexPool Participant Services  
1001 Texas Avenue, Suite 1150  
Houston, TX 77002

Statement Period 01/01/2023 - 01/31/2023

Page 2 of 2

## Transaction Detail

Texas Local Government Investment Pool

Participant: BELVEDERE MUD

Pool/Account:

Transaction Date	Settlement Date	Transaction Description	Transaction Dollar Amount	Share Price	Shares This Transaction	Shares Owned
01/01/2023	01/01/2023	BEGINNING BALANCE	\$465,080.93	\$1.00		465,080.930
01/31/2023	01/31/2023	MONTHLY POSTING	\$1,676.56	\$1.00	1,676.560	466,757.490
Account Value as of 01/31/2023			\$466,757.49	\$1.00		466,757.490

**Belvedere Municipal Utility District**  
**Reconciliation Detail**  
 TexPool, Period Ending 01/31/2023

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						465,080.93
<b>Cleared Transactions</b>						
Deposits and Credits - 1 item						
Deposit	01/31/2023			X	1,676.56	1,676.56
Total Deposits and Credits					1,676.56	1,676.56
Total Cleared Transactions					1,676.56	1,676.56
Cleared Balance					1,676.56	466,757.49
Register Balance as of 01/31/2023					1,676.56	466,757.49
Ending Balance					1,676.56	466,757.49 ✓



Drawer 9  
Wolfforth, Texas 79382-0009

[www.theabcbank.com](http://www.theabcbank.com)

3487369  
Belvedere Municipal Utility District  
Debt Services  
PO Box 2029  
Pflugerville TX 78691

Date	2/28/23	Page	1
Primary Account	XXXXXXXXXX		

\* Please help us keep your contact information updated. In the event of fraud or other related issues, it is important for us to be able to contact you. \*

Checking Account

Account Title: Belvedere Municipal Utility District  
Debt Services

Money Market Public Fund		Enclosures/Images	0
Account Number	XXXXXXXXXX	Statement Dates	2/01/23 thru 2/28/23
Previous Balance	119,510.91	Days in the Statement Period	28
Deposits/Credits	.00	Average Ledger Balance	119,510.91
Checks/Debits	.00	Average Collected	119,510.91
Service Charge Amount	.00	Interest Earned	210.53
Interest Paid	210.53	Annual Percentage Yield Earned	2.32%
Current Balance	119,721.44	2023 Interest Paid	357.25

Deposits and Other Credits

Date	Description	Amount
2/28	Interest Deposit	210.53

Daily Balance Information

Date	Balance	Date	Balance
2/01	119,510.91	2/28	119,721.44

INTEREST RATE SUMMARY

Date	Rate
1/31	2.200000%
2/03	2.300000%
2/27	2.350000%



NOTICE: SEE REVERSE SIDE FOR IMPORTANT INFORMATION



**Belvedere MUD-Debt Service Fund**  
**Reconciliation Detail**  
MUD Debt Service Fund, Period Ending 02/28/2023

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						119,510.91
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	02/28/2023			X	210.53	210.53
Total Deposits and Credits					210.53	210.53
Total Cleared Transactions					210.53	210.53
Cleared Balance					210.53	119,721.44
Register Balance as of 02/28/2023					210.53	119,721.44
Ending Balance					210.53	119,721.44 <i>w</i>

TexPool Participant Services  
 1001 Texas Avenue, Suite 1150  
 Houston, TX 77002



# Participant Statement

BELVEDERE MUD  
 DEBT SERVICE FUND  
 ATTN JEFF MONZINGO  
 PO BOX 2029  
 PFLUGERVILLE TX 78691-2029

Statement Period **01/01/2023 - 01/31/2023**

Page 1 of 2

Customer Service 1-866-TEX-POOL

Location ID

Investor ID

## TexPool Update

Keep up to date with the latest market talk from our portfolio managers and strategists by visiting the Insights page of TexPool.com.

## TexPool Summary

Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$177,577.79	\$0.00	\$0.00	\$640.14	\$178,217.93	\$177,598.44
<b>Total Dollar Value</b>	<b>\$177,577.79</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$640.14</b>	<b>\$178,217.93</b>	

## Portfolio Value

Pool Name	Pool/Account	Market Value (01/01/2023)	Share Price (01/31/2023)	Shares Owned (01/31/2023)	Market Value (01/31/2023)
Texas Local Government Investment Pool		\$177,577.79	\$1.00	178,217.930	\$178,217.93
<b>Total Dollar Value</b>		<b>\$177,577.79</b>			<b>\$178,217.93</b>

## Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool		\$640.14	\$640.14
<b>Total</b>		<b>\$640.14</b>	<b>\$640.14</b>



TexPool Participant Services  
 1001 Texas Avenue, Suite 1150  
 Houston, TX 77002

Statement Period 01/01/2023 - 01/31/2023

Page 2 of 2

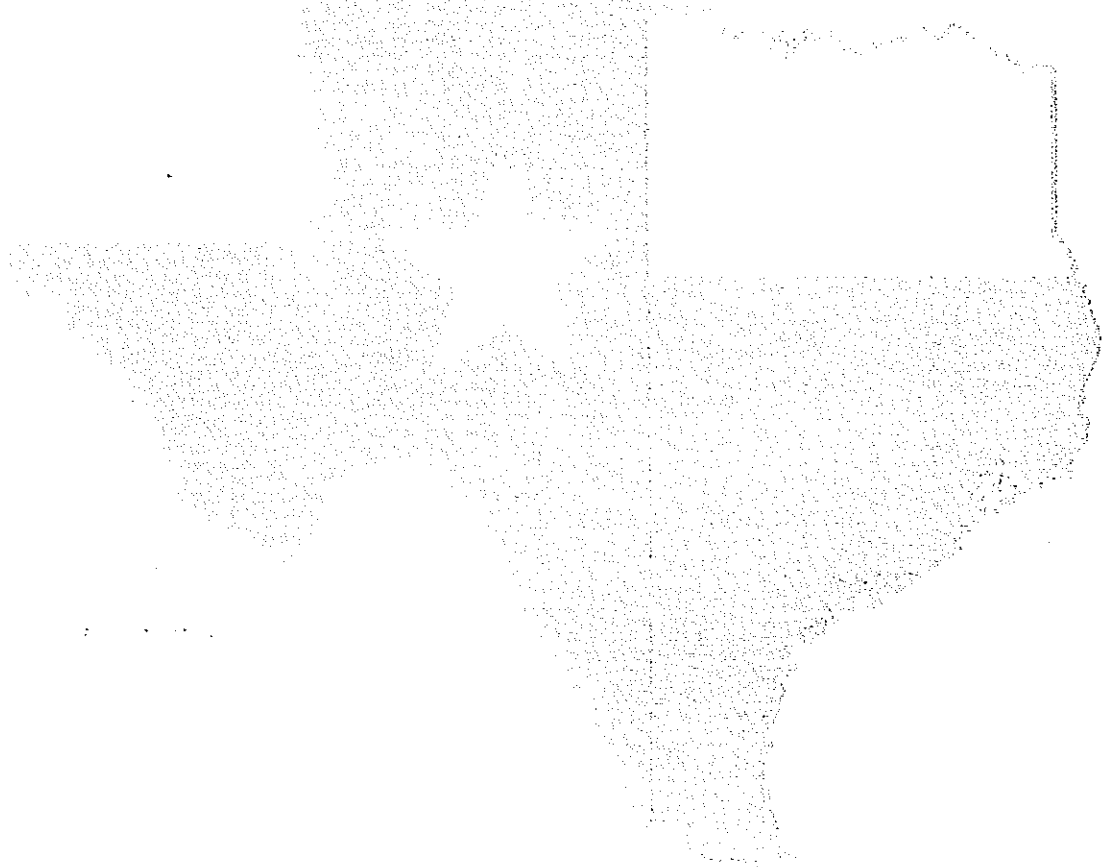
## Transaction Detail

Texas Local Government Investment Pool

Participant: BELVEDERE MUD

Pool/Account:

Transaction Date	Settlement Date	Transaction Description	Transaction Dollar Amount	Share Price	Shares This Transaction	Shares Owned
01/01/2023	01/01/2023	BEGINNING BALANCE	\$177,577.79	\$1.00		177,577.790
01/31/2023	01/31/2023	MONTHLY POSTING	\$640.14	\$1.00	640.140	178,217.930
Account Value as of 01/31/2023			\$178,217.93	\$1.00		178,217.930



**Belvedere MUD-Debt Service Fund**  
**Reconciliation Detail**  
 TexPool, Period Ending 01/31/2023

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						177,577.79
Cleared Transactions						
Deposits and Credits - 1 Item						
Deposit	02/28/2023			X	640.14	640.14
Total Deposits and Credits					640.14	640.14
Total Cleared Transactions					640.14	640.14
Cleared Balance					640.14	178,217.93
Register Balance as of 01/31/2023					640.14	178,217.93
Ending Balance					640.14	178,217.93 <i>m</i>

# Property Tax Statement



TXDISTIA  
 ALL OTHERS

U/LK --- BELVEDERE MUD

YEAR	BEGINNING TAX BALANCE	TAX ADJ	BASE TAX COLLECTED	REVERSALS	NET BASE TAX COLLECTED	PERCENT COLLECTED	ENDING TAX BALANCE	P & I COLLECTED	P & I REVERSALS	LRP COLLECTED	OTHER PENALTY COLLECTED	TOTAL DISTRIBUTED
2006	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
2007	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
2008	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
2009	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
2010	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
2011	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
2012	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
2013	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
2014	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
2015	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
2016	.60	.00	.00	.00	.00	.00	.60	.00	.00	.00	.00	.00
2017	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
2018	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
2019	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
2020	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00
2021	.00	599.16-	.00	599.16	599.16-100.00	.00	.00	.00	.00	.00	.00	599.16-
TOTAL	.60	599.16-	.00	599.16	599.16-100.10	.00	.60	.00	.00	.00	.00	599.16-
2022	715052.57	8242.88-	675574.37	3866.36	671708.01	95.03	35101.68	436.17	.00	.00	.00	672144.18

ENTITY  
 TOTAL 715053.17 8842.04- 675574.37 4465.52 671108.85 95.03 35102.28 436.17 .00 .00 671545.02

Current tax rate  
 Operating: .0775  
 Debt Service: .1415  
 Total: .2225

Outstanding property tax receivable  
 Debt Service  
 2016 = .31  
 2022 = 22,875.76  
22,876.07

Operating  
 2016 = .29  
 2022 = 12,225.92  
12,226.21

7

## Fred Castro

---

**From:** Jim Koerner <jimkoerner@ymail.com>  
**Sent:** Thursday, March 16, 2023 10:23 PM  
**To:** Fred Castro  
**Cc:** Ron Ubertini; Mark Greene  
**Subject:** Fwd: Update Costs for Ice Storm - 3.16

Fred, can you please add this table

Centex Maintenance	\$20,568
RC Landscape – should complete 3.18	\$110,956
JL Stone and Landscape	\$12,600
Global Emergency Services	\$12,000
<b>TOTAL</b>	<b>\$156,124</b>

### AC Common Area / Trails

Lakeway Tree Experts	\$9,480
Stephen's Enterprises	\$580
Sunscape (clearing of trails)	\$1,750
Sunscape (chipping on trails-to be completed 3.27)	\$13,000
<b>TOTAL</b>	<b>\$24,810</b>

in the board package under:

Discuss, consider, and take action as necessary concerning authorization of funds to assist the the Belvedere HOA in their cleanup efforts associated with winter storm damage.

Mark, are you coming with a specific dollar amount request?

Jim

Jim Koerner  
+ 1 512-779-1418

Begin forwarded message:

**From:** markjgreene60@gmail.com  
**Date:** March 16, 2023 at 7:24:08 PM CDT

**To:** HOA Board <hoa@belvedereaustin.com>, Jim Koerner <jimkoerner@ymail.com>  
**Cc:** Megan Maedgen <Megan.Maedgen@fsresidential.com>  
**Subject:** FW: Update Costs for Ice Storm - 3.16

Fellow directors & Jim,

See below for the estimated costs for the limb removal work. The costs are segmented into AC/Common Areas, which are covered under the HOA/MUD JMA, and street-side areas, which are not directly covered by the JMA.

As of today, we still haven't gotten confirmation from TravCo on whether, and when, they'd assist with the limb removal process. As a result, we've used contractors to remove the limbs in order to get them out of the drainage easements. Per Megan's email below, our current contractor, RC Landscape, anticipates that all streets will be cleared by end-Saturday. The current plan is to leave the large pile of limbs and the mounds of chipped material across f/ the pond until we get word f/ TravCo. Lake Travis Fire Rescue has advised that these piles do not pose a fire risk, and will not for at least the next 3 months....rainfall will extend this.

Lastly, we anticipated that the logs left behind by the contractors (too big to chip) would be removed at no-cost by local firewood suppliers. But there now appears to be little interest in collecting the logs. I recommend that we send a communication to residents next Monday letting them know that they'll be responsible for removing any remaining materials, including the logs and any limbs brought to the street after the contractors made their 1<sup>st</sup> pass. Please let me know if you have any comments/concerns about this.

Regards,  
Mark

**From:** Megan Maedgen <Megan.Maedgen@fsresidential.com>  
**Sent:** Thursday, March 16, 2023 5:22 PM  
**To:** markjgreene60@gmail.com; Keith Milkiewicz <KMILKMAN@PROTONMAIL.COM>; Kelly Daniel <kellydaniel70@icloud.com>  
**Subject:** Update Costs for Ice Storm - 3.16

All,

Mark has asked for an updated cost for the tree cleanup. Rolando believes they will finish on Saturday afternoon. Yippee!!

I'll reach out to Travis County and inquire about removing the large mass of limbs alongside Flagler. At some point we'll need to address the mulch piles but for now they can be left alone.

This is broken into two categories:  
**Street Side**

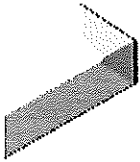
Centex Maintenance	\$20,568
RC Landscape – should complete 3.18	\$110,956
JL Stone and Landscape	\$12,600
Global Emergency Services	\$12,000

<b>TOTAL</b>	<b>\$156,124</b>
--------------	------------------

**AC Common Area / Trails**

Lakeway Tree Experts	\$9,480
Stephen's Enterprises	\$580
Sunscape (clearing of trails)	\$1,750
Sunscape (chipping on trails-to be completed 3.27)	\$13,000
<b>TOTAL</b>	<b>\$24,810</b>

Kindest Regards,



**FirstService**  
RESIDENTIAL

MEGAN MAEDGEN, CMCA, AMS  
Belvedere General Manager

17400 Flagler Drive | Austin, TX 78738  
Direct 512.264.0560  
Email [megan.maedgen@fsresidential.com](mailto:megan.maedgen@fsresidential.com)  
[www.fsresidential.com](http://www.fsresidential.com)

Follow us on | [Facebook](#) | [Twitter](#) | [LinkedIn](#) | [YouTube](#)

8

**BELVEDERE MUNICIPAL UTILITY DISTRICT  
DRAINAGE SYSTEM RULES**

September 16, 2014

Updated July 15, 2019

Updated September 15, 2020

1. **Purpose:** Belvedere Municipal Utility District (the "District"), owns and operates the drainage facilities serving the District. The purpose of these Drainage System Rules (the "Rules") is to establish the rules and procedures by which the District will ensure proper operation and maintenance of the District's drainage facilities for the benefit and protection of District residents and property owners.

**Definitions:** The following definitions shall apply for the purposes of these Rules:

- a. **District:** Belvedere Municipal Utility District.
  - b. **Drainage Criteria and Requirements:** Design criteria and requirements established by the District's Engineer for the Drainage System and including specifically, but not limited to the driveway culvert tables provided at **Attachment A.**
  - c. **Drainage System:** drainage channels, facilities and flood control improvements owned and controlled by the District and located in common areas, individual lots, dedicated exclusive easements, public utility easements, or other rights of way.
  - d. **Improvements:** construction of new homes or additions to existing homes or other structures on lots, expansion or alteration of streets or driveways, landscaping, irrigation system and similar improvements.
2. **Responsibility of Lot Owners:** The lot owner is responsible for ensuring that
    - a. rainwater and/or irrigation runoff from his or her lot(s) is directed to appropriate drainage areas or easements so as to eliminate the impact of the runoff on neighboring lots; and
    - b. all Improvements on his or her lot are in compliance with the Drainage Criteria and Requirements.
3. **Prohibition of Construction in Drainage System:** Construction of any new Improvement or the extension of any existing Improvement, of any type or nature, in or on any portion of the Drainage System that is not itself a drainage facility approved by the District is strictly prohibited. The District reserves the right to remove any obstructions of the Drainage System that may impair any drainage functionality including undersized culverts, extensive landscaping and similar items.

4. **Enforcement of Rules:** The District shall inspect construction of Improvements to ensure conformity and compliance with the Drainage Criteria and Requirements. The District may take the following actions to enforce any violations of these Rules:
  - a. issue any orders necessary to halt or interrupt construction not in conformance with these Rules and seek judicial enforcement of such orders as authorized by law;
  - b. issue written notice to a lot owner requesting the owner remedy the violation and if such remedy is not completed within a reasonable time, either correct the violation itself if on property under the ownership or control of the District or seek injunctive relief and related damages in a court of appropriate jurisdiction.
5. **Penalty, Costs and Fees:** Any person or entity violating any provision of these Rules may be assessed a civil penalty not to exceed \$1,000.00 per day per violation. If the District prevails in any suit to enforce these Rules, it may recover its reasonable attorneys fees, expert witness and other costs incurred by the District before the court, as provided by applicable state law.
6. **Coordination with Belvedere HOA:** The District will coordinate with the Belvedere HOA to:
  - a. ensure lot owners and builders are aware of the District's Drainage Criteria and Requirements prior to construction of Improvements as a part of the HOA's Architectural Control Committee review process;
  - b. Share information regarding any needed enforcement of these Rules and communication with lot owners and builders.
  - c. In accordance with the directives approved by the HOA, residents with property adjoining the common areas or greenbelts are permitted to access those areas directly from their property. The access rules and prohibitions necessary to protect District drainage, water quality, greenbelt, and trail facilities within District easements include the following:
    - Mowing in common areas or greenbelts within District easements may only be performed with a lawnmower or string edger to clear a walking path up to 3 feet wide through native vegetation from resident's property to the trails.
    - Vehicle access is prohibited through cleared paths within District easements. Motorized vehicles are strictly prohibited in the common areas or greenbelts within District easements unless they are there to perform maintenance at the direction of the District or Belvedere HOA. All maintenance vehicles (except lawnmowers) must enter at designated entrances bearing a sign labeled "Maintenance Vehicle."
    - Artificial objects, stones, or structures are not allowed in common areas or greenbelts within District easements. The natural topography and features of the common areas or greenbelts within District easements may not be modified



in any way. No grading or fill is allowed in common areas or greenbelts within District easements.

**APPENDIX A – Belvedere Municipal Utility District Rules for Handling Installations Impacting Its Facilities (Approved September 2020; last publication October 15, 2020)**

## APPENDIX A

### **Belvedere Municipal Utility District Rules for Handling Installations Impacting Its Facilities**

In order for drainage facilities to function as originally intended, the installation of rocks, landscaping or any other facilities in drainage ditches or easements ("Installation") are discouraged. Accordingly, before undertaking any Installation, prior written approval from the Belvedere Municipal Utility District ("District") is required.

- Installation includes landscaping proposals submitted to the Belvedere Architectural Control Committee ("ACC"). Approval from the ACC is not approval from the District Engineer.
- If the owner of a property where a drainage ditch or easement is located desires to proceed with an Installation, a written request describing the scope of work including details of all materials intended for the Installation must be submitted to the District at least 90 days in advance of any such Installation electronically via the District's website or via mail at the following address:

Belvedere Municipal Utility District  
Attn: Stefanie Albright  
Lloyd Gosselink Rochelle & Townsend  
816 Congress Avenue, Suite 1900  
Austin, TX 78701

- Such request must be accompanied by a check for \$750 made payable to the Belvedere Municipal Utility District to cover the cost of engineering services and review of the proposed Installation and its impact to District facilities.
- The District's Board of Directors delegates to its Engineering Subcommittee the authority to approve or deny such requests after following the following process:
  - The Engineering Subcommittee will review the request with the District Engineer.
  - An on-site inspection will be done by the Engineering Subcommittee members and the District Engineer.
  - The District Engineer shall advise whether the Installation poses any adverse impact to the District's facilities after considering any and all appropriate engineering principles.
  - The Engineering Subcommittee shall make the determination whether to proceed with the approval process in its sole discretion after considering all relevant impacts, including, but not limited to:
    - the water handling capacity of the District's drainage facilities;
    - on-going maintenance of the District's drainage facilities if such Installation were approved; and
    - access to the District's drainage facilities;
  - If the Engineering Subcommittee determines to proceed with the approval process, the Belvedere Homeowners' Association will be contacted to advise whether the Installation conforms to the appearance standards of Belvedere.
- After considering all relevant inputs, the Engineering Subcommittee will provide a written response to such request either approving or denying the Installation as proposed. Any approval

will indicate that the approval is conditioned on requestor's acceptance in writing of the terms and conditions specified therein. Examples of possible conditions include the property owner agreeing to:

- execute an access agreement, license, or other document deemed necessary by the District to authorize the Installation to be located within District facilities;
- waive any claim for damages to or conversion of the Installation in the event the District undertakes work on its facilities or in its easements in the future (including, but not limited to, cleaning out driveway culverts).
- undertake maintenance of the Installation, bearing the sole cost and expense thereof, including, but limited to
  - weed control;
  - removal of any blockage;
  - drain unclogging;
  - retrieval of materials that migrate off the premises; and/or
  - restoration of the Installation after any damage whether due to natural causes or after District work.
- alter or remove the Installation, bearing the sole cost and expense thereof, should it be determined by the District's Engineer in the future to cause adverse drainage consequences; and
- in circumstances where it is deemed warranted, have the executed consent or other documents deemed necessary by the District filed of record by counsel for the District in order for it to be binding on future property owners.
- Installations existing as of the date of adoption of these Rules by the MUD Board will not require submission of a request for approval but this shall not be deemed to be an approval by the District of such Installation or be basis for claiming liability for any damage done by work done by the District on its facilities or in its easements. Any additions or changes to existing Installations will require submission of a written request for approval.
- All Belvedere residents and the HOA will be provided written notice of these requirements immediately after adoption by the MUD Board.
- These Rules are incorporated in and amended to the District's Drainage System Rules. Failure to follow these Rules may be deemed a violation of the District's Drainage System Rules and subject to penalties.

9



March 15, 2023

Board of Directors  
Belvedere Municipal Utility District  
c/o Lloyd Gosselink Rochelle & Townsend, P.C.  
816 Congress Ave., Suite 1900  
Austin, TX 78701

Re: Monthly Status Report  
Belvedere MUD Regular Board Meeting of March 21, 2023

Dear Directors:

The following is a brief summary that describes our activities since the last meeting:

## 1. Drainage Facilities

- a. Flagler Ditch – Quiddity revised the Flagler Ditch analysis to include additional improvement alternatives. The revised Technical Memorandum summarizing the findings is included for your review.
- b. Verde Mesa – Quiddity met with the engineering subcommittee and the HOA on-site on February 7<sup>th</sup> and provided additional guidance to the HOA regarding recommended drainage improvements at the 8304 Verde Mesa driveway and ditch including:
  - Extending a 1-ft deep triangular ditch with a 4:1 slope from the road side and a 3:1 slope from the home side towards the property line with 8300 Verde Mesa.
  - Including a properly sized grate inlet along the driveway culvert.
  - Ensuring the culvert and ditch flowlines maintain positive drainage.
  - Ensuring that the front lawn is graded such that most of the drainage is captured in the roadside ditch and is not directed to the driveway and across the cul-de-sac.Quiddity also shared with the HOA information included in the original Verde Mesa plans from LJA and attended another on-site meeting with District Directors, the HOA and the 8304 Verde Mesa home builder and owner on March 9<sup>th</sup> to discuss on going drainage and sediment issues affecting neighboring homes.
- c. Culvert Sizing- Quiddity worked with the engineering subcommittee to update the driveway culvert sizing table originally developed by LJA. The updated table, which includes recommended driveway culvert sizes for undeveloped lots and proposed ditch improvements, is included for your review.

## 2. Trail Facilities

- a. Maintenance – The proposals to address the low water crossing and areas of severe cracking on the masonry sections of the trails identified by the HOA that were presented at the las meeting are



# QUIDDITY

Board of Directors  
Belvedere MUD  
Page 2  
March 15, 2023

included for your review and approval. Also included for your review and approval is a proposal from Sunscape to remove sediment from the ditch that extends along Flagler Drive from Lakewood Ridge Cove to the Amenity Center driveway.

**BOARD ACTION: Consider approval of the proposals from Sunscape.**

- b. Amenity Center Lot Improvements – Fazzone has not replaced the plants that were listed in the 1-year inspection. An update will be provided at the meeting

Should you have any questions or need additional information, please notify us.

Sincerely,

Odalys C. Johnson, P.E.

OCJ/ocj

K:\16654\16654-0900-23 2023 General Consultation (Belvedere MUD\Meeting Files\Status Reports\Status Report for Belvedere 2023021.docx



# QUIDDITY

3100 Alvin Devane Blvd Suite 150  
Austin, Texas 78741-7425  
Tel: 512.441.9493  
Fax: 512.445.2286  
www.quiddity.com

March 15, 2023

Belvedere Municipal Utility District  
17400 Flagler Drive  
Austin, Texas 78738

Re: Flagler Ditch Capacity Analysis  
Travis County, Texas

Belvedere MUD:

This technical letter is a summary of the channel improvements study for the Belvedere community in southwest Austin, Texas. Quiddity has performed a drainage evaluation of the channel between Verde Mesa Cove and Rollins Drive. A hydraulic analysis was conducted using the City of Austin (COA) drainage criteria, and it was determined that the existing channel does not satisfy the COA 25-year storm capacity requirement. Thus, this analysis provides a list of improvements to attempt to mitigate flooding.

## Drainage Analysis

### Area of Interest

The area of interest for this drainage evaluation is the channel along Flagler Drive between Verde Mesa Cove and a detention pond just east of 17212 Flagler Drive [see *Exhibit 2 – Hydraulic Layout*]. The site consists of large developed residential lots and steep, rolling terrain. There are currently 4 crossings throughout the channel and an existing berm placed along 17208 Flagler Drive. The dimensions and geometry of each crossing were acquired from field survey.

### Existing Conditions

The channel is a 4' trapezoidal ditch with 4:1 side slopes that tie into the existing terrain within the current private street, drainage, and public utility easement. The channel contains large rubble and ranges in depth between 0.5'-2'. The existing berm along 17208 Flagler Drive helps contain flow within the channel but spills onto the property of 17212 Flagler Drive once the berm terminates. The undersized crossings impede the channel's ability to detain flow as overtopping occurs at each structure. The span of the ditch along 17212 Flagler Drive is also vastly under capacity with a shallow depth as low as 0.5'.

The total existing drainage to the channel was split into three subbasins: DA-01, DA-02, and DA-03. Runoff flows south from a hilltop at 8309 Bellancia Drive to the existing pond [see *Exhibit 1 – Hydrology Layout*]. Flow that exceeds the channel's capacity will overtop the banks and drain northeast towards the pond. See Table 1 below for the acreage and impervious percentage for each subbasin.



Belvedere MUD  
 Page 2  
 March 15, 2023

Subbasin	Area [ac]	Impervious %
DA-01	15.11	23.61%
DA-02	0.62	20.25%
DA-03	0.18	45.90%

Table 1. Existing Subbasins

Methodology

The rational method was used to determine the amount of flow leading to the channel for the 5-, 10-, 25-, 50-, and 100-year storm events following the COA Drainage Criteria. The flow data was loaded into a HEC-RAS model to calculate the water surface elevation within the channel per storm event. A summary of the flows derived from each basin are shown below:

Subbasin	Peak Flow (CFS)				
	5-yr	10-yr	25-yr	50-yr	100-yr
DA-01	51.9	65.5	87.2	106.1	129.5
DA-02	2.0	2.5	3.3	4.1	5.0
DA-03	0.8	1.0	1.4	1.7	2.0

Table 2. Flow Summary

A comparison of the flows calculated by LJA in 2007 are shown in Table 3 below. The increase in flow from each storm event is a result of the higher design rainfall intensities currently adopted by the COA and the increase in impervious area caused by recent developments.

Subbasin	2-Year (CFS)			10-Year (CFS)			25-Year (CFS)			100-Year (CFS)		
	LJA	QE	Δ	LJA	QE	Δ	LJA	QE	Δ	LJA	QE	Δ
<b>Total</b>	31.8	39.6	7.8	47.7	69.1	21.4	71.5	91.9	20.4	103.4	136.4	33.0

Table 3. Comparison of Flow between Quiddity Engineering and LJA (2007)





## Proposed Conditions

Two proposed HEC-RAS models were evaluated in this study: one with improvements solely to the channel, and one with improvements to both the channel and crossings. Both models were unable to detain runoff within the channel using the current easement limits, as noted in *Exhibit 2*.

The improvements to the channel include replacing the grass ditch and rubble with a fully lined channel with maximum side slopes of 3:1. The proposed channel starts as a 4' wide trapezoidal ditch at the Verde Mesa Cove intersection, transitions to a 6' wide ditch once reaching 17212 Flagler Drive, and transitions to an 8' ditch after crossing the sidewalk bridge until reaching the outfall structure near the pond [see *Exhibit 2 – Hydraulic Layout*]. The proposed model also includes extending the 2' berm from 17208 Flagler Drive down to 17212 Flagler Drive, terminating at the sidewalk bridge.

The Manning's value of the channel was set to 0.013 in the HEC-RAS models to reflect the lining, and flows for each storm event were input at XS 802, 567, and 308 [see *Exhibit 2 – Hydraulic Layout*]. Improvements to the crossings included an increase in the height of each structure. The proposed geometry and width of each crossing remain unchanged from existing conditions. The crossings could not be widened as this would cause the side slopes near the driveways to be steeper than 3:1.

A third model including the berm extension without lining the channel was evaluated. The Manning's value of the channel in this model was set to 0.05 to reflect the large rubble. The capacity of the channel, however, was found to be identical to that of the proposed model with lining (29 CFS).

## Evaluated Improvements

The most cost-effective solution to significantly improve the current flooding along the existing Flagler Drive ditch is to upsize the culverts at 17204, 17208 and 17212 Flagler Drive and extend the berm along 17212 Flagler Drive. The estimated engineering and construction cost for this option is approximately \$140,000 including contingencies. Additionally, it does not appear possible to both upsize the crossings and maintain 3:1 side slopes within the current private street, drainage, and public utility easement limits. Therefore, additional easements from three property owners would potentially need to be obtained.

An alternative to upsizing the driveway culverts to alleviate flooding is to divert flow from the roadside ditch along Flagler Drive. Two possible routes were considered:

1. D1: Reroute water from the Verde Mesa ditch with a storm sewer that conveys flow under Flagler and between the houses at 17117 and 17201 Flagler Drive, and then through the green belt to the old cattle watering tank on HOA property across from pond. This alternative would require obtaining easements from two residents that are currently not impacted by flooding, may require removing existing trees within private property, may impact existing water quality vegetated filter strips and USFW buffer zones, and will need a detailed engineering study to evaluate detention since water would be rerouted away from the existing detention pond. The estimated construction cost of an enclosed storm sewer system to convey the diverted flow to the green belt would be considerably higher than the cost of upsizing the culverts along the existing ditch. However, the cost of combining a storm sewer across Flagler Drive with an open ditch between



# QUIDDITY

Belvedere MUD

Page 4

March 15, 2023

the houses at 17117 and 17201 Flagler Drive if feasible, would be comparable to the culvert replacement option.

2. D2: Reroute runoff from Verde Mesa ditch via pipe under Flagler to a new ditch and through driveway culverts on the west side of Flagler Drive, ultimately discharging into the old cattle watering tank on HOA property across from the existing detention pond. This alternative may not require obtaining additional easements since there is a 22.5-ft wide strip already available along the west side of Flagler Drive. However, the diverted flow might be limited by the future ditch capacity that is capable of fitting within the 22.5-ft easement. Additionally, boring under or reconstructing existing driveways might be needed to install proposed driveway culverts. A detailed engineering study to evaluate detention would be required with this alternative as well, since runoff would be rerouted away from the existing detention pond and into the existing old cattle watering tank. This alternative is likely the most costly solution as it requires new driveway culverts and significant grading for ditches and possibly detention, but it would likely require less coordination with affected neighbors.

## Conclusion

Based on our review of the Belvedere Phase III Plan set from LJA dated 2007, it appears that there is additional impervious cover contributing to the ditch than what was originally accounted for. Additionally, current design rainfall intensities are higher than those implemented in the original design. The increase in runoff based on these factors is approximately 33 CFS in the 100-year storm and 20 CFS in the 25-year storm.

The results of the drainage analysis suggest the following:

1. The culverts at 17204, 17208 and 17212 Flagler Drive are undersized and do not provide adequate capacity to convey the 25-year and the 100-year design flows.
2. The culvert at 17204 Flagler Drive is only capable of conveying approximately 30-cfs of flow, therefore it is likely that overtopping will occur upstream of this driveway in more than 50% of the rainfall events each year.
3. Without improving the culverts, the maximum flow the ditch could convey from the 17208 Flagler Drive driveway to the 17212 Flagler Drive driveway is approximately 30-cfs. Extending the berm to provide 2-ft of depth should be sufficient to convey this flow.
4. Overtopping due to the impact of the undersized crossings will still occur even if the channel is lined.
5. Based on the results of this analysis, the most cost-effective solution to significantly reduce flooding is to upsize the culverts at 17204, 17208 and 17212 Flagler Drive and extend the berm. However, it does not appear possible to both upsize the crossings and maintain 3:1 side slopes within the current private street, drainage, and public utility easement limits.
6. An alternative to upsizing the driveway culverts to alleviate flooding is to divert flow.
7. Two possible diversion routes were considered in this study:



# QUIDDITY

Belvedere MUD

Page 5

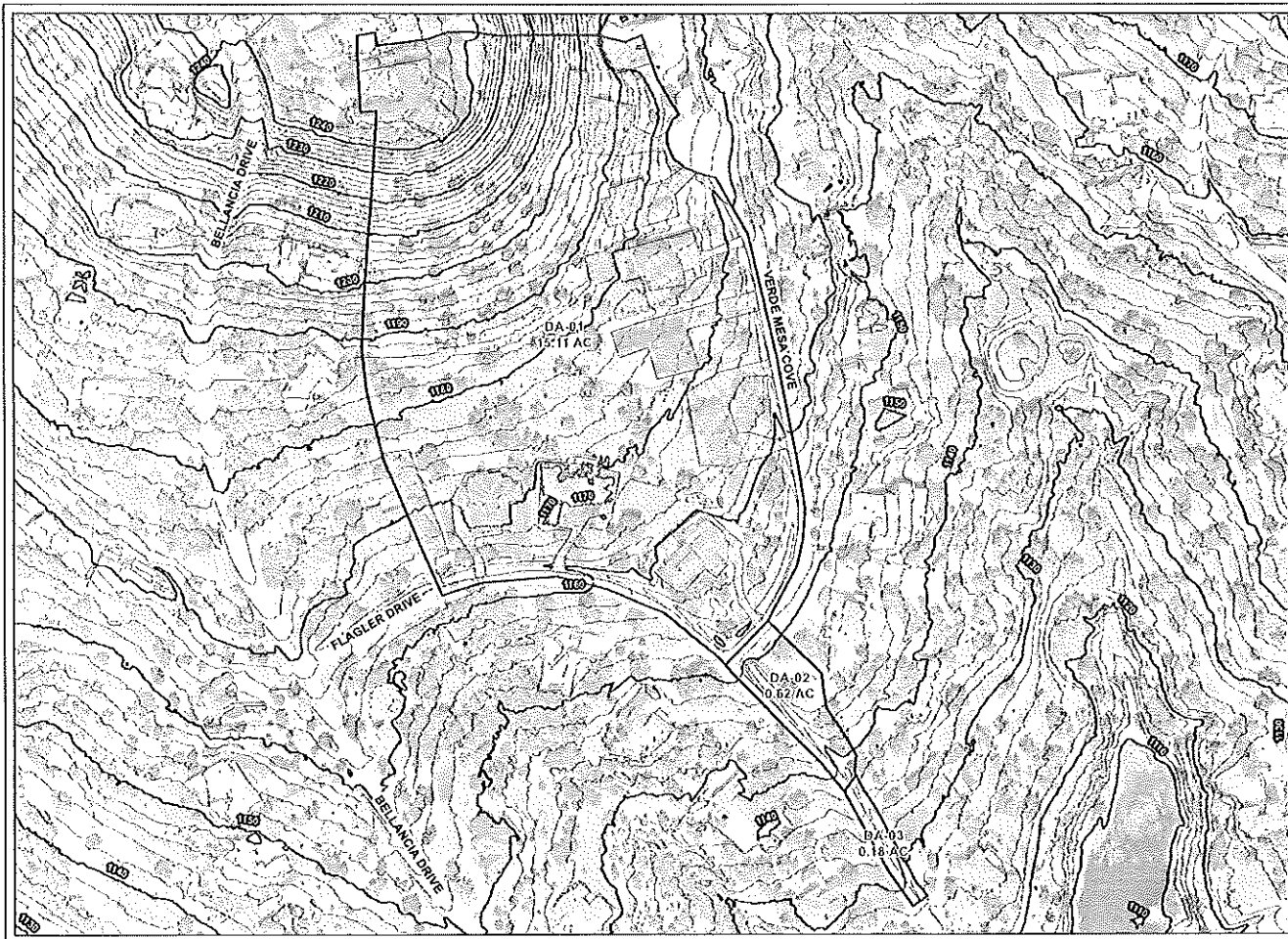
March 15, 2023

- D1: Rerouting water from Verde Mesa ditch with a storm sewer that conveys flow under Flagler and between the houses at 17117 and 17201 Flagler Drive, and then through green belt to the old cattle watering tank on HOA property across from pond.
  - D2: Rerouting water from Verde Mesa ditch via pipe under Flagler to new ditch and culverts added on the west side of Flagler Drive, ultimately discharging at the old cattle watering tank on HOA property across from pond.
8. Both diversion options are more costly than upsizing the culverts along the existing ditch as they require a detention analysis and significant improvements.
  9. Alternative D1 impacts two residents not currently affected by flooding, water quality vegetated filter strips and USFW buffer zones.
  10. Alternative D2 is the most costly but may not require extensive coordination with residents to obtain additional easements.

Should you have any questions or need additional information, please contact me at JBrindle@quiddity.com or 512-441-9493.

Sincerely,

Jeff M. Brindle, PE, CFM



★  
Engineering Station

**VICINITY MAP**  
1 INCH = 10 MILES

**LEGEND**

- Drainage Area Boundary
- 10 Foot Contours
- 2 Foot Contours
- ▨ Impervious Cover

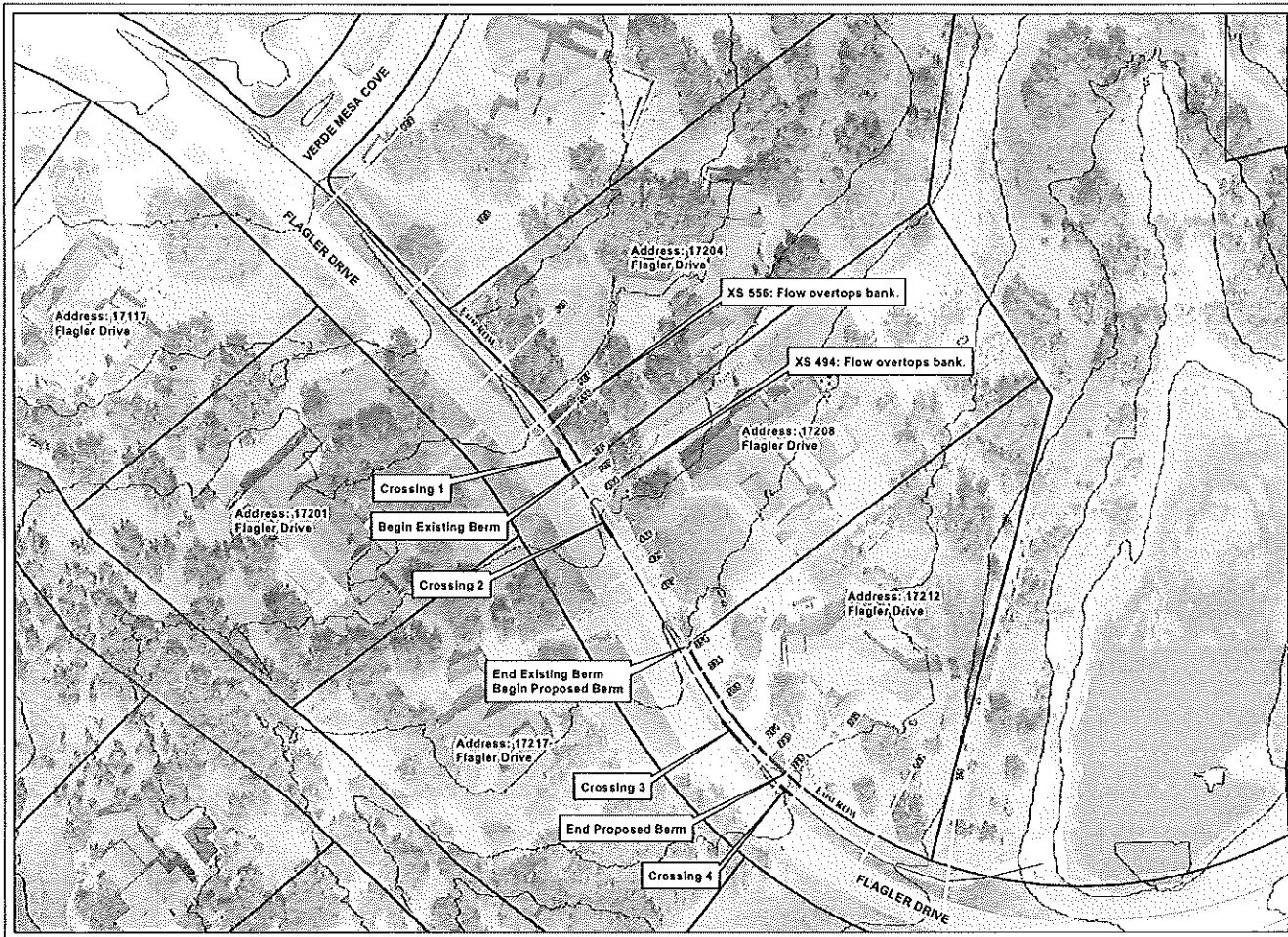
**BELVEDERE MUD**  
TRAVIS COUNTY, TEXAS


**EXHIBIT 1:**  
**HYDROLOGY LAYOUT**

0 1 INCH = 100 FEET 100  
N  
W E S  
DATE: 11/04/2014 BY: RALPH/MS

Disclaimer: This project is offered for informational purposes and may not be used for purposes of design, construction, or engineering. The user assumes all liability for any use of this project. The user shall be responsible for obtaining all necessary permits and approvals from the appropriate regulatory agencies. The user shall be responsible for obtaining all necessary permits and approvals from the appropriate regulatory agencies. The user shall be responsible for obtaining all necessary permits and approvals from the appropriate regulatory agencies.

**QUIDDITY**  
10000 North IH 35, Suite 1000, Austin, TX 78758  
512.454.1111





Flagler Drive

---

**VICINITY MAP**  
1 INCH = 10 MILES

---

**LEGEND**

- Cross-Section
- Crossings
- Channel Centerline
- Existing Berm
- Proposed Berm
- ▭ Parcels
- 5 Foot Contours

**Elevation Heat Map**

**Value**

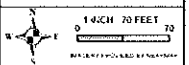
- High : 1159.15
- Low : 1101.82

---

**BELVEDERE MUD**  
TRAVIS COUNTY, TEXAS

---

**EXHIBIT 2:**  
**HYDRAULIC LAYOUT**




1/4" CH = 20 FEET

0 20

SCALE IS FOLLOWED BY PARALLELS

Disclaimer: This project is issued for informational purposes only. It is not intended to be used as a basis for any engineering or construction project. It does not constitute an offer of insurance or any other financial product. The information contained herein is for informational purposes only and is not intended to be used as a basis for any engineering or construction project. It does not constitute an offer of insurance or any other financial product. The information contained herein is for informational purposes only and is not intended to be used as a basis for any engineering or construction project. It does not constitute an offer of insurance or any other financial product.



**QUIDDITY**  
A Division of Professional Engineers, Architects & Planners, Inc.

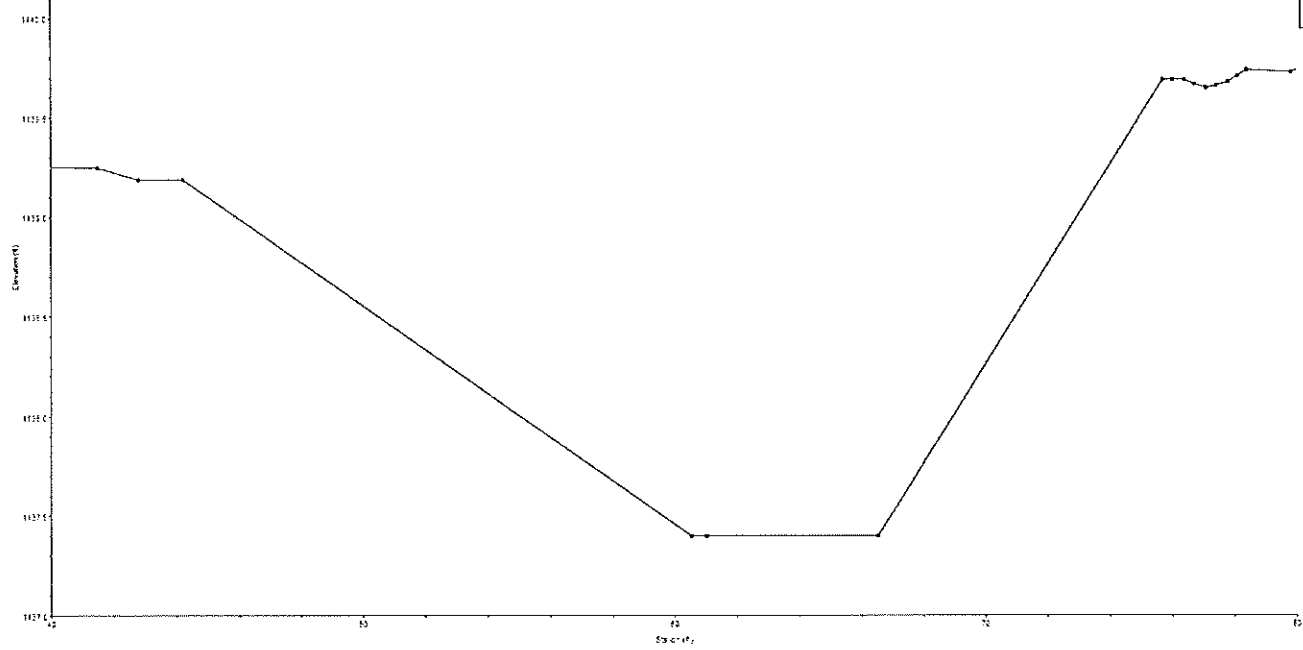
# XS: 556

Flagler Ditch Plan 1) Prop. BR. 418 Cut 2) Exit  
55-556



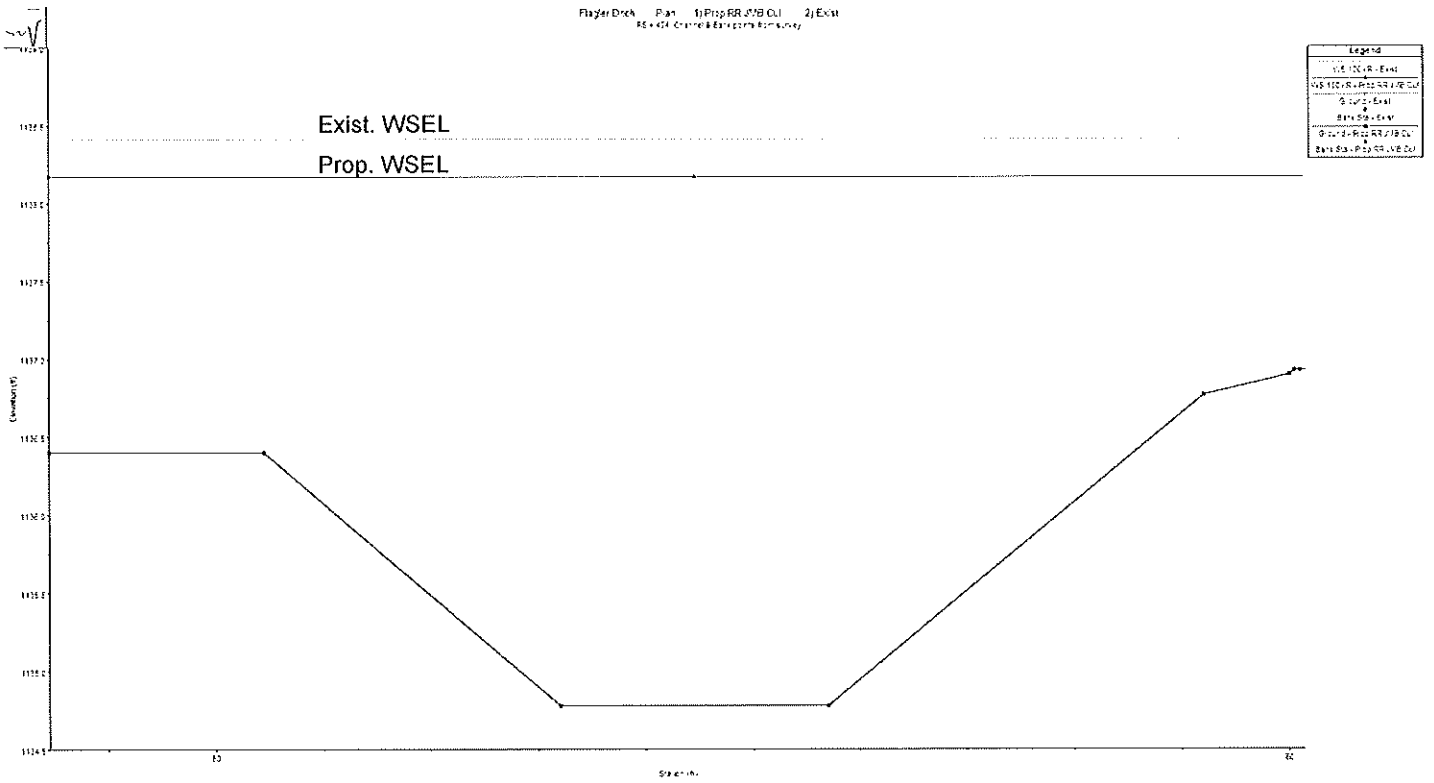
## Prop. & Exist. WSEL

Legend	
Prop. BR. 418 Cut	Prop. BR. 418 Cut
Exit	Exit
Prop. BR. 418 Cut	Prop. BR. 418 Cut
Exit	Exit
Prop. BR. 418 Cut	Prop. BR. 418 Cut
Exit	Exit



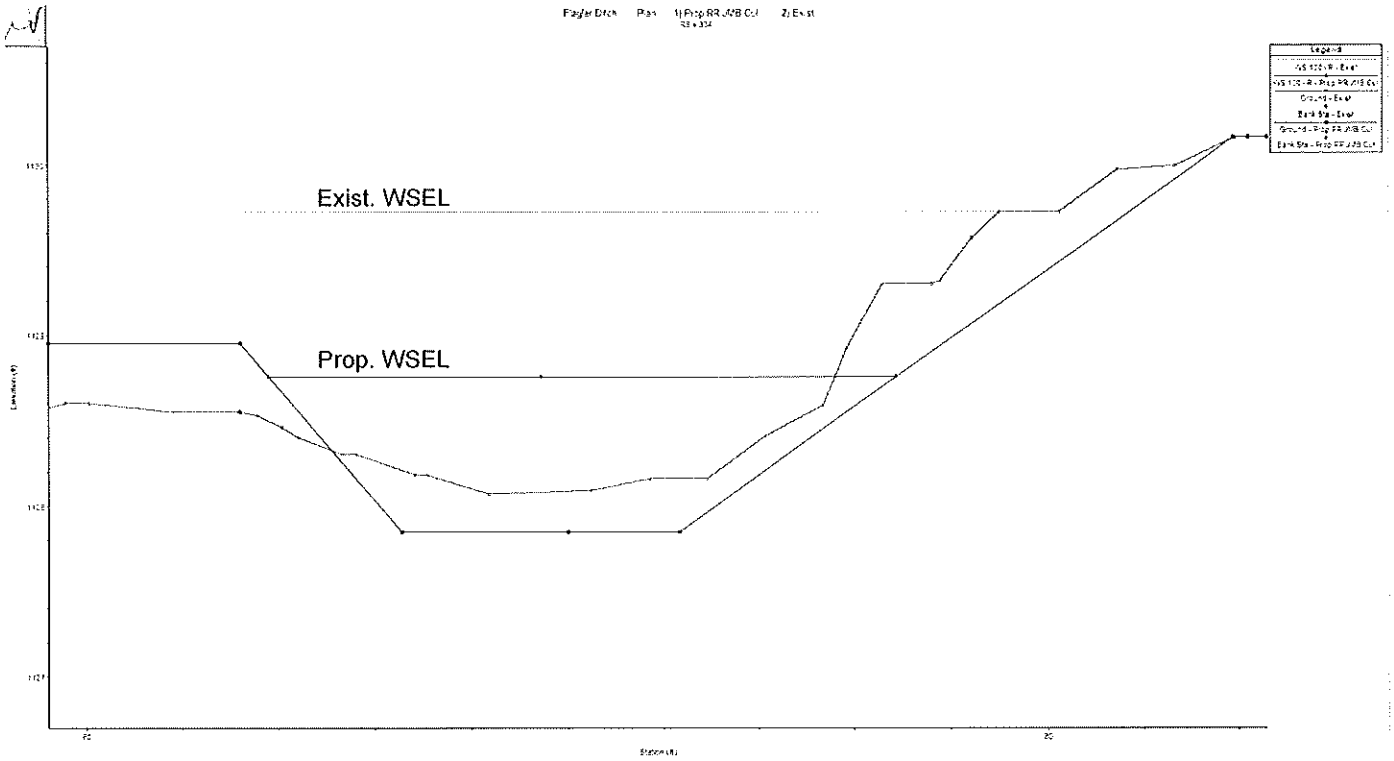
# XS: 494

Project: 1) Prop RR 37B CU 2) Exit  
Rd 404 - 40th St - 40th St - 40th St



# XS: 334

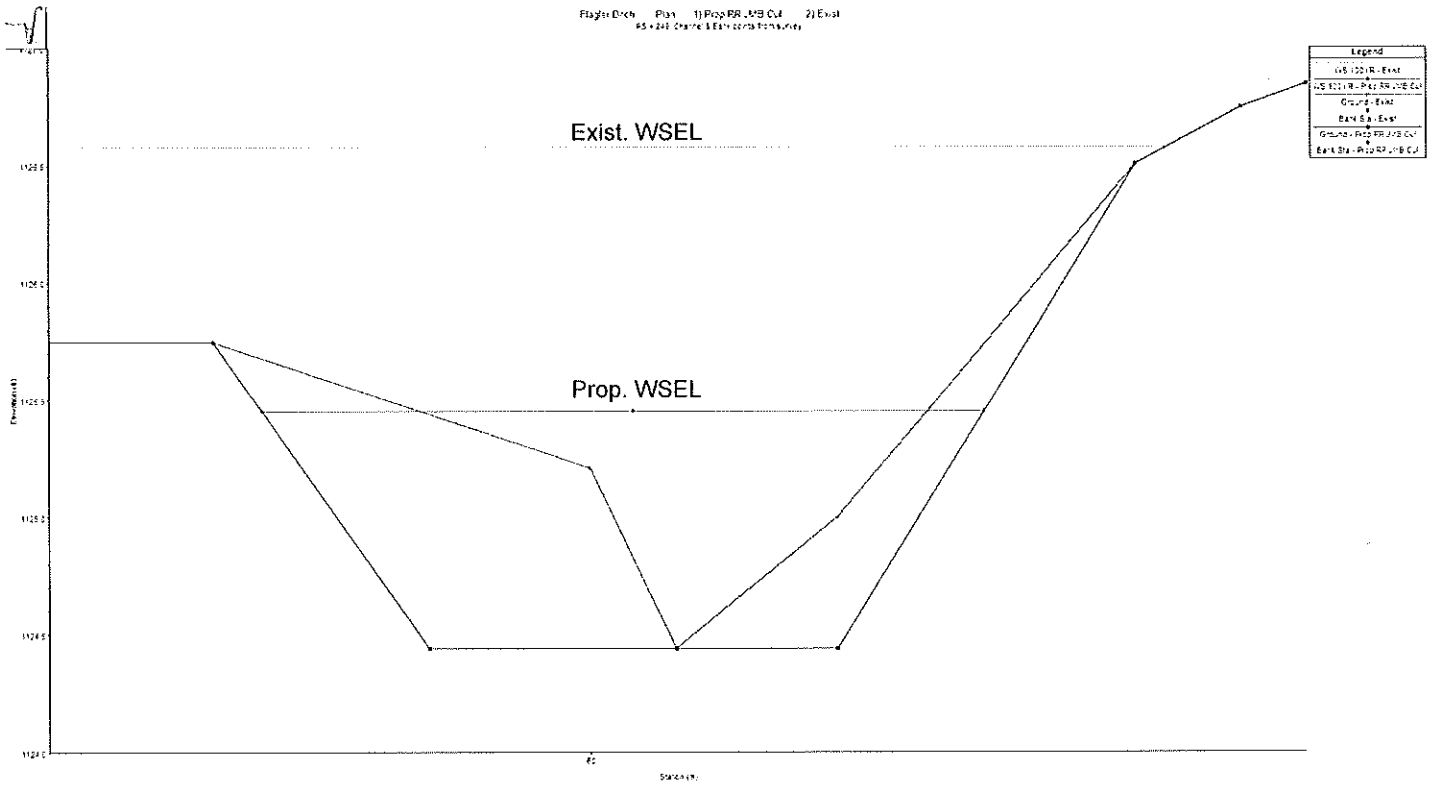
Page Date: 01/09/2008 11:00 AM Job: XS: 334





# XS: 249

Flags: Ditch Plan 1) Prop PR, MB C/L 2) Eval  
65 + 249 Change 1 E/W 12/28/2014



Street Number	Street Name	Current Status	Original Culvert Table Size	Quiddity Updated Culvert Size	Needs Ditch Work	Notes
7916	Lynchburg	Lot on the market	24"	24" RCP	NO	EXISTING CHANNEL HAS ADEQUATE CAPACITY.
7740	Lynchburg	Lot	None	NOT NEEDED		HIGH SPOT. RUNOFF OUTFALLS TO THE WEST.
7701	Lynchburg	Lot owned by adjacent homeowner; no known plans to build		NOT NEEDED		HIGH SPOT. RUNOFF OUTFALLS TO THE EAST.
8032	Carlton Ridge	Lot on the market	None	NOT NEEDED		HIGH SPOT.
8001	Carlton Ridge	Lot owned by adjacent homeowner; no known plans to build		NOT NEEDED		RUNOFF FLOWS TO DITCH ALONG FLAGLER DR.
8708	Bellancia	Lot with approved plans; project currently on hold	None	18" RCP	NO	EXISTING CHANNEL HAS ADEQUATE CAPACITY. VERIFIED IN RAS.
8209	Bellancia	Under construction	None	NOT NEEDED		HIGH SPOT
8216	Bellancia	Under construction	None	NOT NEEDED		HIGH SPOT
8108	Bellancia	Lot recently cleared; no approved plans	None	NOT NEEDED		HIGH SPOT
8208	Bellancia	Lot	None	NOT NEEDED		HIGH SPOT
8217	Bellancia	Lot owned by adjacent homeowner; no known plans to build		NOT NEEDED		HIGH SPOT

Street Number	Street Name	Current Status	Original Culvert Table Size	Quiddity Updated Culvert Size	Needs Ditch Work	Notes
8416	Bellancia	Lot owned by adjacent homeowner; no known plans to build	None	18" RCP	NO	18" RCP IS RECOMMENDED FOR FUTURE DRIVEWAY USAGE.
8420	Bellancia	Lot owned by adjacent homeowner; no known plans to build	None	18" RCP	NO	18" RCP IS RECOMMENDED FOR FUTURE DRIVEWAY USAGE.
17712	Flagler	Lot – Expect plans this year	None	<b>NOT NEEDED</b>		<b>NO U.S. &amp; D.S. CULVERTS OR DITCH. RUNOFF WILL PASS THROUGH LOTS &amp; OUTFALL TO THE WEST.</b>
18440	Flagler	Lot	18"	18" RCP	NO	EXISTING DITCH HAS ADEQUATE CAPACITY.
17812	Flagler	Lot owned by adjacent homeowner; no known plans to build	None	<b>NOT NEEDED</b>		<b>HIGH SPOT</b>
8304	Verde Mesa	Under construction ( 2-4 more months)	None	<i>Advised to install either 2 – 24" RCP culvert or a 4' x 2' box</i>	<i>Advised to extend a defined ditch</i>	<i>Advised to grade driveway &amp; front yard to direct runoff to ditch &amp; not across cul-de-sac</i>
8308	Verde Mesa	Recently completed construction	24"	<i>Advised to install 2- 24" RCP culverts</i>		
8300	Lakewood Ridge Cove	Construction to begin soon	None	<b>NOT NEEDED</b>		<b>NO D.S. DITCH OR CULVERTS ALONG LAKEWOOD RIDGE.</b>

Street Number	Street Name	Current Status	Original Culvert Table Size	Quiddity Updated Culvert Size	Needs Ditch Work	Notes
8301	Lakewood Ridge Cove	Under construction	24"	2 – 18" RCP or a 3' x 2' box	YES	CURRENTLY NO EXISTING DITCH AT THE TOP OF THE CUL-DE-SAC. LINED CHANNEL THAT IS 2' DEEP, WITH A 4' BOTTOM WIDTH IS RECOMMENDED.
8405	Lakewood Ridge Cove	Lot; plans expected soon	24"	24" RCP	NO	EXISTING DITCH HAS ADEQUATE CAPACITY.
8417	Lakewood Ridge Cove	Lot on the market	None	18" RCP	NO	EXISTING DITCH HAS ADEQUATE CAPACITY. VERIFIED IN RAS.
8324	Lakewood Ridge Cover	Lot owned by adjacent homeowner; no known plans to build		NOT NEEDED		CAN'T FIND EXTRA LOT. IF THIS IS REFERRING TO 8324, RUNOFF WILL DRAIN TO THE SOUTHWEST POND. CULVERT NOT NEEDED.
8701	Rollins Drive	Lot	2 x 24"	2 x 24" RCP	YES	EXISTING DITCH IS UNDERSIZED. RECOMMEND CONSTRUCTING A 2' DEEP, 2' BOTTOM WIDTH CHANNEL UNTIL REACHING THE CROSS CULVERT AT THE CUL-DE-SAC.
8608	Rollins Drive	Lot	None	NOT NEEDED		THERE IS NO EXISTING DITCH OR CULVERTS ALONG THE WESTERN EDGE OF ROLLINS DR.

Street Number	Street Name	Current Status	Original Culvert Table Size	Quiddity Updated Culvert Size	Needs Ditch Work	Notes
8500	Springdale Ridge	Under construction	None	<b>NOT NEEDED</b>		<b>HIGH POINT. RUNOFF WILL FLOW PAST THE LOTS TO THE WEST.</b>
8501	Springdale Ridge	Lot – plans expected some time this year	None	<b>NOT NEEDED</b>		<b>HIGH POINT. RUNOFF WILL FLOW PAST THE LOTS &amp; OUTFALL TO THE EAST.</b>
8701	Springdale Ridge	Under construction	18"	18" RCP	YES	LIDAR SHOWS NO EXISTING DITCH. RECOMMEND CONSTRUCTING A 2' DEEP, 2' BOTTOM WIDTH CHANNEL.
8709	Springdale Ridge	Under construction	18"	18" RCP	YES	LIDAR SHOWS NO EXISTING DITCH. RECOMMEND CONSTRUCTING A 2' DEEP, 2' BOTTOM WIDTH CHANNEL UNTIL REACHING THE CUL-DE-SAC.
8700	Springdale Ridge	Under construction	18"	18" RCP	YES	LIDAR SHOWS NO EXISTING DITCH. RECOMMEND CONSTRUCTING A 2' DEEP, 2' BOTTOM WIDTH CHANNEL.

Street Number	Street Name	Current Status	Original Culvert Table Size	Quiddity Updated Culvert Size	Needs Ditch Work	Notes
8708	Springdale Ridge	Under construction	18"	18" RCP	YES	LIDAR SHOWS NO EXISTING DITCH. RECOMMEND CONSTRUCTING A 2' DEEP, 2' BOTTOM WIDTH CHANNEL UNTIL REACHING THE CUL-DE-SAC.



**Work Order**

Proposal No.: 25014  
Proposed Date: 01/17/23

PROPERTY:	ACCOUNT MANAGER:
Belvedere Municipal Utility District Odalys Johnson 17400 Flagler Drive Austin, TX 78738	Jesse Trevino  jesse@sunscapeaustin.com

Sunscape Landscape proposes to remove sediment buildup on the inlet and outlet sides at the low water crossing. Each side will have 3"- 4" bullrock laid to reduce waterflow speed to help reduce undercutting and erosion. The flagstone will be power washed prior to re-mortaring the large crack that has formed down the path. Stones that have fallen off the side of the path will reset be and mortared in.



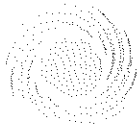
ITEM	UNITS	QTY	PRICE	TOTAL
<b>Belvedere MUD</b>				<b>\$5,964.71</b>
Demo / Prep / Install				\$3,328.29
Bullrock + Delivery	Per Yard	10.00	\$242.27	\$2,422.66
Mortar / Limestone Cleaner	Each	1.00	\$213.76	\$213.76

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Subtotal:	\$5,964.71
Sales Tax:	\$0.00
Total:	\$5,964.71





SUNSCAPE  
LANDSCAPING

BELVEDERE MUD / LOW WATER CROSSING REHAB





## Work Order

Proposal No.: 25104

Proposed Date: 03/09/23

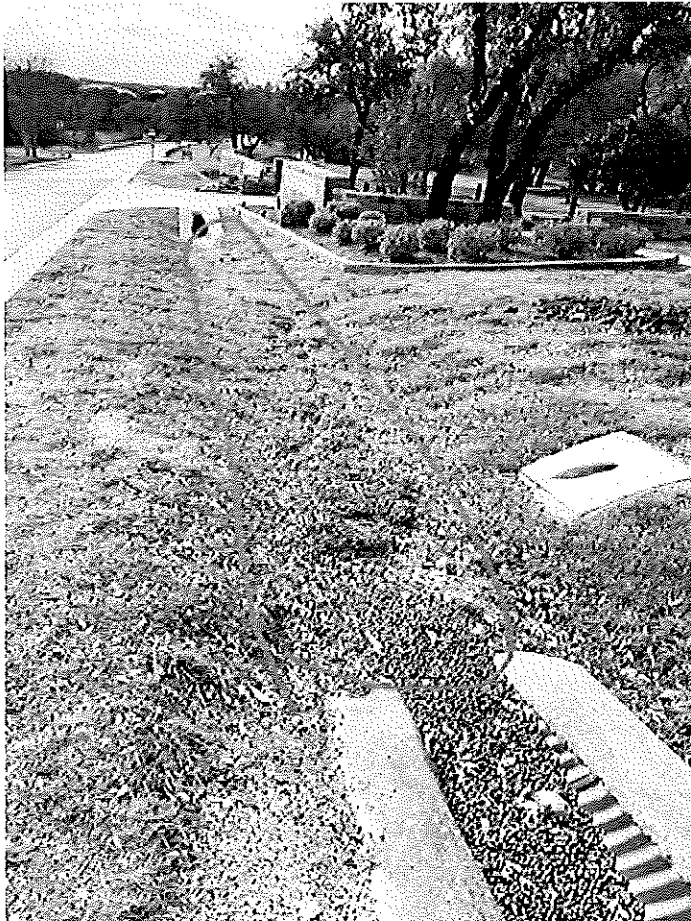
**PROPERTY:**

Belvedere HOAAAM-372  
Megan Maedgen  
17400 Flagler Drive  
Austin, TX 78738

**ACCOUNT MANAGER:**

Kirk Knussmann  
kirk@sunscapeaustin.com

Sunscape Landscaping will remove the sediment buildup in the drainage ditch from Lakewood Ridge down to the Amenity Center driveway. All spoils will hauled off and disposed of offsite. Once sediment is removed we will place approx. 5yds. of bull rock in the ditch.





ITEM	UNITS	QTY	PRICE	TOTAL
<b>Amenity Center Drainage</b>				<b>\$3,152.95</b>
Sediment Removal / Placing Bull Rock				\$1,400.09
3"-5" Limestone Bull Rock	Per Yard	10.00	\$156.76	\$1,567.60
Delivery	Each	1.00	\$185.26	\$185.26

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Subtotal:	\$3,152.95
Sales Tax:	\$260.12
<b>Total:</b>	<b>\$3,413.07</b>



**Work Order**

Proposal No.: 24133  
 Proposed Date: 09/20/22

PROPERTY:	ACCOUNT MANAGER:
Belvedere Municipal Utility District Cathy Mitchell 17400 Flagler Drive Austin, TX 78738	Jesse Trevino  jesse@sunscapeaustin.com

Throughout the community trails in Belvedere there are many areas where the flagstone portions are starting to show signs of cracking and "weakening" where the stone and mortar meet. Sunscape Landscaping will repair the sections where signs are apparent. Please note.... the whole sections will not be replace only areas showing "cracking" will repaired.

ITEM	UNITS	QTY	PRICE	TOTAL
<b>Belvedere / Trails</b>				<b>\$14,921.23</b>
Demo / Prep / Install				\$10,500.60
White Masonry Sand	Per Yard	3.00	\$219.46	\$658.39
White Masonry Cement	Per Bag	40.00	\$74.10	\$2,964.19
Native Patio Flagstone	Pallet	1.00	\$798.05	\$798.05

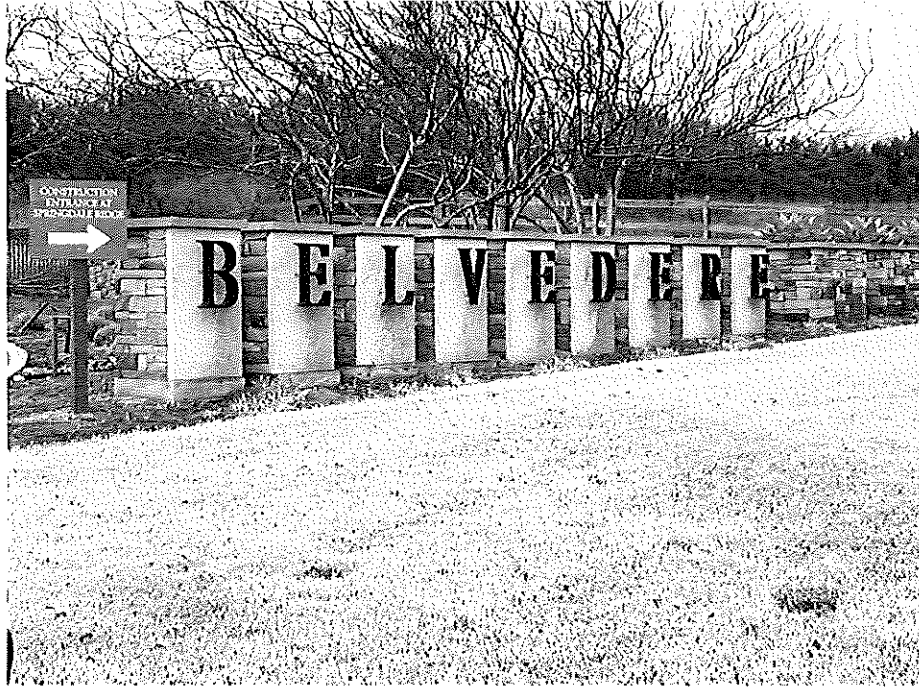
Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_

Subtotal:	\$14,921.23
Sales Tax:	\$0.00
Total:	\$14,921.23









**Belvedere**



**PlaySafe, LLC®**  
Recreational Consulting & Services

---

*The CPSC Injuries and Investigated Deaths Associated with Playground Equipment, 2001-2008 Report  
estimated: "1,786,008 injuries associated with playground equipment were treated nationally in emergency  
departments".*

*U.S Consumer Product Safety Commission October 2009*

### ***An overview of the Audit Document and General Statements***

On February 7, 2023 PlaySafe, LLC conducted an inventory and audit of the playground equipment, surfacing, and installation at Belvedere MUD Belvedere Park in Texas. A team of National Parks and Recreation Certified Playground Safety Inspectors conducted the audit. Each play structure has a photo and an explanation of what we observed with the law/guideline cited, and a recommendation from PlaySafe, LLC on corrective measures. ASTM International (ASTM) F1487-21, F1292-18e1, and F3313-20, the Americans with Disabilities Act (ADA), and the United States Consumer Product Safety Commissions (CPSC) "Handbook for Public Playground Safety" Publication Number 325 (excluding toddler sections).

#### **General Statements**

There are additional ASTM and CPSC Documents that your agency may wish to purchase concerning public playgrounds. For example: ASTM F2049 (Standard Guide for Fences/Barriers for Public, Commercial, and Multi-Family Residential Use Play Areas), ASTM F2373 (Standard Consumer Safety Performance Specification for Public Use Play Equipment of Children 6 Months through 23 Months), ASTM F2075 (Standard Specifications for Engineered Wood Fiber for Use as a Playground Safety Surfacing Under and Around Playground Equipment), and ASTM F2479 (Standard Guide for the Specification, Purchase, Installation, and Maintenance of Poured-In-Place Playground Surfacing). Furthermore, ASTM F3012 (Loose-Fill Rubber Safety Surfacing) and ASTM F2223 (Standard Guide for ASTM Standards on Playground Surfacing) is a non-technical document that communicates why and how to use ASTM Playground Surfacing Standards, ASTM F3351 Standard Test Method for Playground Surface Impact Testing in Laboratory at Specified Test Height), CPSC Document 5121 (Wear Bike Helmets on Bicycles –Not on Playgrounds), CPSC Document 5065 (Strangulation Hazard with Playground Cargo Nets), and CPSC Document 5036 (Prevent Burns on Hot Metal Playground Equipment: Safety Alert. These documents were not used for this audit.

- ASTM/CPSC requirements that would require the disassembling or alternating of the equipment/footings (for example Structural Integrity, Stability and Swing Impact Testing) were not tested.
- Before any modifications are made to surfacing and/or equipment, PlaySafe, LLC recommends that H Belvedere MUD contact the manufacturer's representative or the designer. If Belvedere MUD makes any modifications, they may void the product liability coverage. Your Manufacturer representative is The PlayWell Group – 1.800.726-1816 – ask for James the owner.
- Belvedere MUD may wish to read the whole section of a point we have addressed to better understand the issue.
- Belvedere MUD may wish to increase the maintenance to the surfacing. Some of the non-compliant issues (such as: transfer station heights, overhead climber heights, slide exit heights, use zones) can be corrected with maintenance to surfacing.

- Belvedere MUD may wish to acquire compliance paperwork from the surfacing supplier(s) stating compliance to the requirements in the ADA, ASTM, CPSC and IPEMA.
- Some of the play structures do not meet the ASTM Warning Label Section 14 and CPSC Section 3.2.1. Some of the play structures do not have signage with the manufacturer's identification, age appropriateness information, and supervision recommendations as required in the ASTM Sections 14 and 15. They must also have statements about removal of items around neck and hot play surfaces/surfacing.
- The play structure failures (Use Zone) were due to incorrect installation. You may wish to require your installers to be National Playground Safety Inspector Certified and/or Factory Certified and/or be a Qualified Playground Contractor for the International Playground Contractors Association (NPCAI).

We have attached letters of explanation (from the manufacturer and IPEMA) regarding issues.

- The borders to hold in the loose surfacing (wood chips) as required in CPSC Section 2.4.2.2 (3) are concrete sidewalks and plastic curbs (some are damaged and some spikes are sticking up).

A point of clarification: In the CPSC Section 5.3.6.2 and 5.3.6.3.4 document used for this audit the issue of no gap in the slide chute as well as between the platform and the slide chute is outlined. There is no amount of space that is defined as "a gap" and PlaySafe, LLC staff have determined that a space that allow sunlight to be view from the underside of the slide chute shall be classified as a "gap". Belvedere MUD may wish to contact the manufacturer and/or installer to review if the space is reasonable or in need of modification/replacement.

#### ADA Information

The play structures may meet the requirements of the Americas with Disabilities Act Standards for Accessible Design (ADA). The accessible path must be designed (including pathways and ramps into the areas), tested, and confirmed. Once the information is obtained regarding the surfacing (wood chips) conformation to the ASTM Specification F1292, F3313, and F1487 for fall heights and the ADA, then Belvedere MUD will know if the play structures are ADA compliant.

The ADA also defines and requires: a ratio of the number of elevated and ground level play components, "types" of play components (loosely defined), and when ramps are required. Additionally, (if your playground is separated by age of users: 2-5 or 5-12) ADA divides playgrounds by users' age. Due to the manufacturers' designs and classifications of equipment, it is imperative that the manufacturers supply documentation to demonstrate or not demonstrate compliance to ADA.

Thank you for your commitment to the safety of the guests of Belvedere MUD. If you have any questions or if we can help you with any additional services, please contact us.

Sincerely,

*Sam DeFillippo*

Sam "Butch" DeFillippo, MA, CPRP, NRPA Playground Safety Inspector (CPSI)  
Managing Partner

---

P.O. Box 66056 Albuquerque, NM 87193 \* Phone: 505. 899.9532 \* Toll Free: 1.87PlaySafe  
Web Site: <http://www.play-safe.com> \* E-mail: [PlaySafe@play-safe.com](mailto:PlaySafe@play-safe.com)

**IPEMA Procedural Guide for Public Playground Equipment**  
**ADDENDUM 98 - 1**

**SECTION 8.5.4.1**

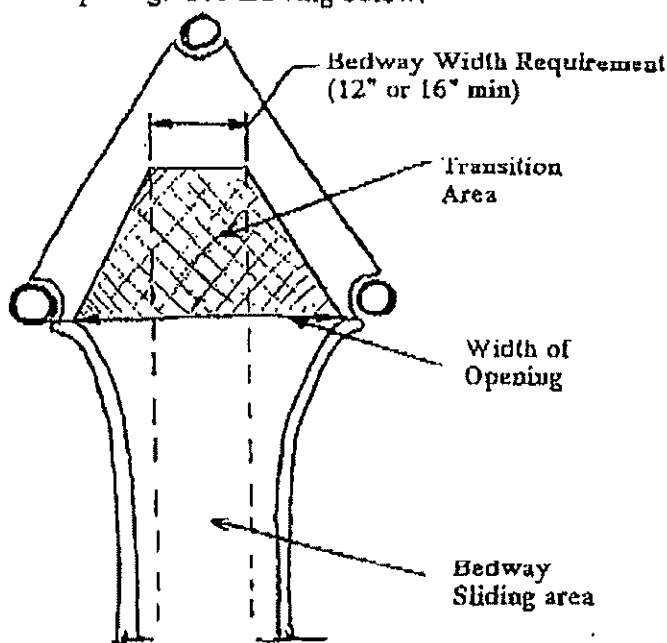
**Q163:** How is the length of a slide bed measured to determine the height/length ratio in 8.5.4.1?

**A:** From the point of 5° on entrance through exit.

**SECTION 8.5.2**

**Q086:** When evaluating the minimum transition dimension and having bedway of the slide attaching to a triangular platform - what is the width of the continuously curved slide bedway and must that width extend the full depth requirements.

**A:** Using Fig A1.18 for continuously curved bedway slides, the bedway width is 16" for 5 to 12 year olds and 12" for 2 to 5 year olds. Transition area must be in one plane. The width of the far end must be 12" or 16" as stated above. The width of the near end must be the width of the opening. See drawing below.



**SECTION 8.5.2.2**

**Q087:** In section 8.5.2.2, the transition platform for slides, if you change elevations in the transition area (as at an entrance to a tube slide), how is the platform transition dimension requirements affected? How should a tube slide entrance be measured if the tube is connected to a panel 10" above the platform? Can the platform be included as the transition area?

**A:** There is nothing in the standard that requires the platform transition area and bedway to be in the same elevation. The entire transition area shall be in one plane.

**PlaySafe, LLC®**  
**Recreational Consulting & Services**



**Pictures are for informational purposes only**

**PlaySafe, LLC®**  
Recreational Consulting & Services

<b>Site: Belvedere Park</b>
<b>City/State: Austin / TX</b>
<b>Manufacturer: Playcraft</b>
<b>Audited by: (PlaySafe, LLC) S. DeFillippo &amp; C. DeFillippo</b>
<b>Height: 22"</b>
<b>Materials: Metal and plastic</b>
<b>Surfacing: Wood chips</b>
<b>Date of Audit: 2/7/2023</b>
<b>Age of Intended Users: Unknown</b>



**Name of Structure: Stand-n-Spin**

Recommended Action #s: 1=Remove 2=Modify 3=Meet with manufacturer 4=Increase use zone  
5=Install border material 6=Add/loosen surfacing 7=Maintain 8=Relocate 9=Repair or replace  
with correct materials 10=Special Instructions (See attached)

Structure	What does not meet requirements	Guideline #	Action # (1-9)
Stand-n-Spin	Surfacing is 0 to 8" of compacted wood chips	ASTM: 13.2 CPSC: 2.4, 2.4.2.2 #7	6/7
	Exposed footing	ASTM: 3.1.50, 7.3.2.2 CPSC: 3.6	5
	Structure has rust/corrosion	ASTM: 4.1.1 CPSC: 2.5.4	7/9
	Protrusion: Footing mount connection bolts are protrusions	ASTM: 6.3 CPSC: B.2.1 Figure 11	1/9
	Use zone to swings and composite overlap and should be composed of the use zones that have been established for each individual play structure	ASTM: 9.1.1 CPSC: 5.3	4/6/8

**PlaySafe, LLC®**  
Recreational Consulting & Services

<b>Site: Belvedere Park</b>
<b>City/State: Austin / TX</b>
<b>Manufacturer: Playcraft</b>
<b>Audited by: (PlaySafe, LLC) S. DeFillippo &amp; C. DeFillippo</b>
<b>Height: 99”</b>
<b>Materials: Metal and rubber</b>
<b>Surfacing: Wood chips</b>
<b>Date of Audit: 2/7/2023</b>
<b>Age of Intended Users: Unknown</b>



**Name of Structure: Swings**

Recommended Action #s: 1=Remove 2=Modify 3=Meet with manufacturer 4=Increase use zone  
5=Install border material 6=Add/loosen surfacing 7=Maintain 8=Relocate 9=Repair or replace  
with correct materials 10=Special Instructions (See attached)

Structure	What does not meet requirements	Guideline #	Action # (1-9)
Swings	Surfacing is 0 to 6" of compacted wood chips (weed barrier is showing through surface)	ASTM: 13.2 CPSC: 2.4, 2.4.2.2 #7	6/7
	Seats and hardware show signs of wear	ASTM: 13 CPSC: 4.2	9
	Hardware has rust/corrosion	ASTM: 4.1.1 CPSC: 2.5.4	7/9
	Use zone to tree limb should be 2X the vertical distance from surfacing to pivot point of to-fro swings in front and back and is not	ASTM: 9.4.1.1 CPSC: 5.3.8.3.3	4/6/8
	Use zone to stand n spin should be composed of the use zones that have been established for each individual play structure and is not	ASTM: 9.1.1 CPSC: 5.3	4/6/8

**PlaySafe, LLC®**  
Recreational Consulting & Services

<b>Site: Belvedere Park</b>
<b>City/State: Austin / TX</b>
<b>Manufacturer: Playcraft</b>
<b>Audited by: (PlaySafe, LLC) S. DeFillippo &amp; C. DeFillippo</b>
<b>Height: 20"</b>
<b>Materials: Metal and plastic</b>
<b>Surfacing: Wood chips</b>
<b>Date of Audit: 2/7/2023</b>
<b>Age of Intended Users: Unknown</b>



**Name of Structure: Toddler Buggy Spring Rider**

Recommended Action #s: 1=Remove 2=Modify 3=Meet with manufacturer 4=Increase use zone  
5=Install border material 6=Add/loosen surfacing 7=Maintain 8=Relocate 9=Repair or replace  
with correct materials 10=Special Instructions (See attached)

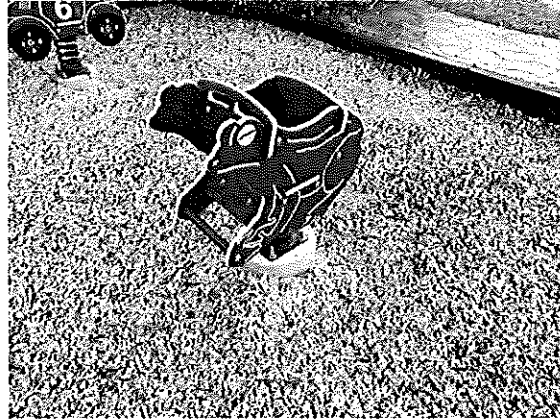
Structure	What does not meet requirements	Guideline #	Action # (1-9)
Buggy	Surfacing is 0 to 12" of compacted wood chips	ASTM: 13.2 CPSC: 2.4, 2.4.2.2 #7	6/7
	Exposed footing	ASTM: 3.1.50, 7.3.2.2 CPSC: 3.6	5
	Protrusion: Bolts at footings are protrusions	ASTM: 6.3 CPSC: B.2.1 Figure 11	1/9
	Protrusions: Footing bolts project more than 2 full threads	ASTM: 6.4.3 CPSC: 3.2	2
	Entanglement: Footing bolts project upward on a horizontal plane	ASTM: 6.4.2 CPSC: 3.2, B.2	1/2/9
	Footing is cracking	ASTM: 13 CPSC: 2.5, 4	1/9

<b>Buggy continued</b>	<b>Both the backrest and windshield are slightly loose</b>	<b>ASTM: 4.2.2 CPSC: 2.5.2</b>	<b>9</b>
	<b>Paint is wearing off (minimally)</b>	<b>ASTM: 13 CPSC: 2.5.4</b>	<b>7/9</b>



**PlaySafe, LLC®**  
Recreational Consulting & Services

<b>Site: Belvedere Park</b>
<b>City/State: Austin / TX</b>
<b>Manufacturer: Playcraft</b>
<b>Audited by: (PlaySafe, LLC) S. DeFillippo &amp; C. DeFillippo</b>
<b>Height: 19”</b>
<b>Materials: Metal and plastic</b>
<b>Surfacing: Wood chips</b>
<b>Date of Audit: 2/7/2023</b>
<b>Age of Intended Users: Unknown</b>



**Name of Structure: Toddler Toad Spring Rider**

Recommended Action #s: 1=Remove 2=Modify 3=Meet with manufacturer 4=Increase use zone  
5=Install border material 6=Add/loosen surfacing 7=Maintain 8=Relocate 9=Repair or replace  
with correct materials 10=Special Instructions (See attached)

Structure	What does not meet requirements	Guideline #	Action # (1-9)
Toad	Surfacing is 0 to 12" of compacted wood chips	ASTM: 13.2 CPSC: 2.4, 2.4.2.2 #7	6/7
	Exposed footing	ASTM: 3.1.50, 7.3.2.2 CPSC: 3.6	5
	Protrusion: Bolts at footings are protrusions	ASTM: 6.3 CPSC: B.2.1 Figure 11	1/9
	Protrusions: Footing bolts project more than 2 full threads	ASTM: 6.4.3 CPSC: 3.2	2
	Entanglement: Footing bolts project upward on a horizontal plane	ASTM: 6.4.2 CPSC: 3.2, B.2	1/2/9
	Footing is cracking	ASTM: 13 CPSC: 2.5, 4	1/9

<b>Toad continued</b>	<b>Both the handhold (slightly) and the spring into the footing plate are loose</b>	<b>ASTM: 4.2.2 CPSC: 2.5.2</b>	<b>9</b>
---------------------------	---	------------------------------------	----------

**PlaySafe, LLC®**  
Recreational Consulting & Services

<b>Site: Belvedere Park</b>
<b>City/State: Austin / TX</b>
<b>Manufacturer: Playcraft</b>
<b>Audited by: (PlaySafe, LLC) S. DeFillippo &amp; C. DeFillippo</b>
<b>Height: 97"</b>
<b>Materials: Metal and rubber</b>
<b>Surfacing: Wood chips</b>
<b>Date of Audit: 2/7/2023</b>
<b>Age of Intended Users: Unknown</b>




**Name of Structure: Tot Swings**

Recommended Action #s: 1=Remove 2=Modify 3=Meet with manufacturer 4=Increase use zone  
5=Install border material 6=Add/loosen surfacing 7=Maintain 8=Relocate 9=Repair or replace  
with correct materials 10=Special Instructions (See attached)

Structure	What does not meet requirements	Guideline #	Action # (1-9)
Tot swings	Surfacing is 7 to 9" of compacted wood chips	ASTM: 13.2 CPSC: 2.4, 2.4.2.2 #7	6/7
	Pivot point exceeds 96" if used with full bucket seats	ASTM: N/A CPSC: 5.3.8.3.3	6
	Use zone to live tree limb is 6" and should be at least 84" above pivot point of swings for overhead obstacles	ASTM: 9.8.4.1 CPSC: N/A	1/4/8
	Seats and hardware show signs of wear	ASTM: 13 CPSC: 4.2	9
	Hardware has rust/corrosion	ASTM: 4.1.1 CPSC: 2.5.4	7/9

**PlaySafe, LLC®**  
**Recreational Consulting & Services**

<b>Requesting Agency: Belvedere MUD</b> <b>Address: 7400 Flagler Drive</b> <b>Austin, TX 78738</b> <b>Phone #: 512.264.0560</b>	
<b>Test Site Address: Belvedere Playground</b> <b>Austin, TX</b>	
<b>Audited by: S. DeFillippo &amp; C. DeFillippo</b>	
<b>Type of equipment: Swings</b>	
<b>Type of surfacing: Wood chips</b>	
<b>Drop Height: 99"</b>	
<b>Air Temperature: 70 degrees</b>	
<b>Date of Audit / Time of Audit: 2/7/23 / 1:25pm</b>	
<b>Date of Report: 2/9/2023</b>	
<b>Condition of Surfacing: Wet / Fair</b>	

DROP AREA	Drop #1	Drop #2	Drop #3	Average	Surfacing Temp.	Depth of Material	Does Surfacing Conform?
	G Force / HIC / Velocity	G Force / HIC / Velocity	G Force / HIC / Velocity	G Force / HIC			
<b>A</b>	121 / 674 / 23.1	123 / 682 / 23.2	127 / 717 / 23.2	125 / 699.5	69 degrees	5" / 5"	YES
<b>B</b>	134 / 726 / 23.2	130 / 716 / 23.2	132 / 710 / 23.1	131 / 713	69 degrees	5" / 5"	YES
<b>C</b>	122 / 666 / 23.1	120 / 654 / 23.1	132 / 669 / 23.2	126 / 661.5	69 degrees	6" / 6"	YES

**PASS (compliant)**       **FAIL (non-compliant)**

The staff of PlaySafe, LLC tested the surfacing at the above mention playground using the Triax 2010 (Manufactured by Playground Clearing House, USA, Inc – Calibrated 2/11/2022). This triaxial accelerometer measures impact in 3 dimensions and processes it into G force and HIC (Head Injury Criteria). These 2 measurements are the methods that the Consumer Product Safety Commission and the ASTM International (ASTM) use to evaluate the surfacing under and around playground equipment. This system was formally approved in December 2018 by the ASTM F3313 Committee. Please read the CPSC and ASTM documents related to playground safety for more information. Specifically, read ASTM F3313, ASTM F1292, ASTM F1487, and the CPSC Handbook for Public Playground Safety 325. *The results reported herein reflect the performance of the tested playground surface at the time of testing and at the temperature(s) and ambient conditions reported. Performance will vary with temperature, moisture content, and other factors.*

P.O. Box 66056 Albuquerque, NM 87193 \* Phone: 505. 899.9532 \* Toll Free: 1.87PlaySafe  
 Web Site: <http://www.play-safe.com> \* E-mail: [PlaySafe@play-safe.com](mailto:PlaySafe@play-safe.com)

**PlaySafe, LLC®**  
Recreational Consulting & Services

<b>Site: Belvedere Park</b>
<b>City/State: Austin / TX</b>
<b>Manufacturer: Playcraft</b>
<b>Audited by: (PlaySafe, LLC) S. DeFillippo &amp; C. DeFillippo</b>
<b>Height: 89"</b>
<b>Materials: Metal and plastic</b>
<b>Surfacing: Wood chips</b>
<b>Date of Audit: 2/7/2023</b>
<b>Age of Intended Users: 5 to 12 (sticker)</b>



**Name of Structure: Composite**

Recommended Action #s: 1=Remove 2=Modify 3=Meet with manufacturer 4=Increase use zone  
5=Install border material 6=Add/loosen surfacing 7=Maintain 8=Relocate 9=Repair or replace  
with correct materials 10=Special Instructions (See attached)

Structure	What does not meet requirements	Guideline #	Action # (1-9)
Composite	Surfacing is 4 to 12+" of compacted wood chips	ASTM: 13.2 CPSC: 2.4, 2.4.2.2 #7	6/7
	South double slide exit region to surfacing is 16" and should be between 7-15" for decks over 48"	ASTM: 8.5.5.3 CPSC: 5.3.6.4	6
	Transfer station should be between 11 and 18" high and is 20"	ASTM: 10 CPSC: N/A	9
	Use zone to stand n spin overlaps and should be composed of the use zones that have been established for each individual play structure	ASTM: 9.1.1 CPSC: 5.3	4/6/8
	Bottom section of tube slide is cracked and there is a cut in the entry panel for the vertical rock climber	ASTM: 13 CPSC: 2.5, 4	1/9

Composite continued	Paint is wearing off	ASTM: 13 CPSC: 2.5.4	9
	Use zone to shade from snake climber is 57" and should be at least 84" above each designated play surface for overhead obstacles	ASTM: 9.8.4.1 CPSC: N/A	1/4/8
	Use zone to shade from top of snake climber is 25" and should be 72" or greater for stationary equipment	ASTM: 9.2.1 CPSC: 5.3.10	4/8
	Hardware has minimal rust/corrosion	ASTM: 4.1.1 CPSC: 2.5.4	7/9
	Entry panel at clamp for vertical rock climber, vertical rock climber, crawl tube's east entry panel, one bolt on crawl tube's east entry panel, entry panels for grip climber, and the store front panel's countertop are all loose	ASTM: 4.2.2 CPSC: 2.5.2	9
	Tube slide is not even with the deck	ASTM: 8.5.2 Fig A1.14 CPSC: 5.3.6.2	10
	Bolts to highest and lowest footbucks on north double slide missing	ASTM: 4 CPSC: 4.2	9
	North bolt on fill plate under deck by tube slide is a sharp point/edge	ASTM: 6.2 CPSC: 3.4	1/2/9
	Protrusion: Connection bracket at tube slide's upper footbuck are a protrusion (manufacturer issue)	ASTM: 6.3 CPSC: B.2.1 Figure 11	1/9

**PlaySafe, LLC**®  
Recreational Consulting & Services

<b>Site: Belvedere Park</b>
<b>City/State: Austin / TX</b>
<b>Manufacturer: Playcraft</b>
<b>Audited by: (PlaySafe, LLC) S. DeFillippo &amp; C. DeFillippo</b>
<b>Height: 23"</b>
<b>Materials: Metal and plastic</b>
<b>Surfacing: Wood chips</b>
<b>Date of Audit: 2/7/2023</b>
<b>Age of Intended Users: Unknown</b>



**Name of Structure: Lily Step**

Recommended Action #s: 1=Remove 2=Modify 3=Meet with manufacturer 4=Increase use zone  
5=Install border material 6=Add/loosen surfacing 7=Maintain 8=Relocate 9=Repair or replace  
with correct materials 10=Special Instructions (See attached)

Structure	What does not meet requirements	Guideline #	Action # (1-9)
Lily step	Surfacing is 10 to 12+" of compacted wood chips	ASTM: 13.2 CPSC: 2.4, 2.4.2.2 #7	6/7
	Structure and several bolts on it are loose	ASTM: 4.2.2 CPSC: 2.5.2	9



A PLAYCORE Company

123 North Valley Drive, Grants Pass, OR 97526

Tel: (541)-955-9199

October 24, 2019

To Whom It May Concern:

There is nothing in either ASTM F1487 *Standard Consumer Safety Performance Specification for Playground Equipment for Public Use* or the U.S. Consumer Product Safety Commission's *Handbook for Public Playground Safety*, which defines how large of a gap represents an entanglement hazard. Not all gaps create entanglement, even if you see light between the slide and the platform, therefore professional judgment should be used in determining if a gap creates an entanglement hazard.

This is the same interpretation used by IPEMA (International Playground Equipment Manufactures Association).

Please contact me should you have further questions.

Sincerely,

A handwritten signature in black ink that reads "C.J. Schatza".

C. J. Schatza  
Vice President



## Fred Castro

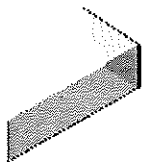
---

**From:** Megan Maedgen <megan.maedgen@fsresidential.com>  
**Sent:** Thursday, February 9, 2023 1:23 PM  
**To:** Kim Clifford  
**Subject:** FW: Belvedere playground photos  
**Attachments:** Sign and sticker.pdf; Stand n spin.pdf; Swings.pdf; Title Page.pdf; Toddler buggy spring rider.pdf; Toddler toad spring rider.pdf; Tot swings.pdf; Wood chip surfacing.pdf; Composite.pdf; General comments.pdf; IPEMA tube slide.pdf; Lily step.pdf; Play Craft Slide Compliance Letter.pdf

Hello Kim,

See the email below and attachments on the report from Playsafe regarding the playground inspection.

Best,



## FirstService

RESIDENTIAL

MEGAN MAEDGEN, CMCA, AMS  
Belvedere General Manager

17400 Flagler Drive | Austin, TX 78738  
Direct 512.264.0560  
Email [megan.maedgen@fsresidential.com](mailto:megan.maedgen@fsresidential.com)  
[www.fsresidential.com](http://www.fsresidential.com)

Follow us on | [Facebook](#) | [Twitter](#) | [LinkedIn](#) | [YouTube](#)

**From:** Playsafe <playsafe@play-safe.com>  
**Sent:** Thursday, February 9, 2023 11:58 AM  
**To:** Megan Maedgen <megan.maedgen@fsresidential.com>  
**Subject:** Re: Belvedere playground photos

Good afternoon Megan and James,

Megan - It was very nice meeting both of you. Attached is the report. I have spoken with James from The PlayWell Group and he will review this report and contact me with any questions.

James - please let Megan know what they should do to move forward - please call me about the design issue/shade on the composite and any questions.

Thanks

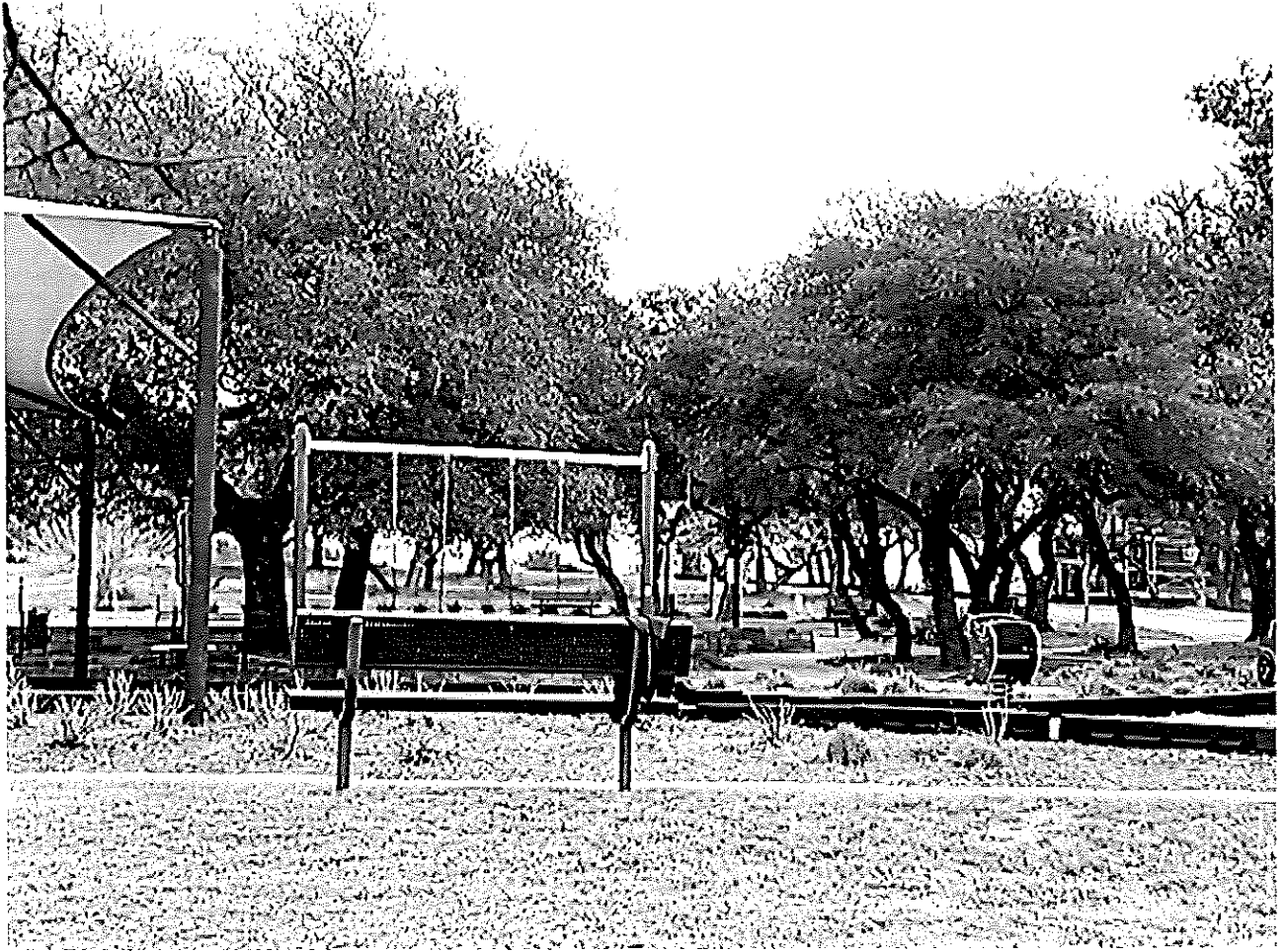
Butch DeFillippo  
PlaySafe, LLC  
[www.play-safe.com](http://www.play-safe.com)  
[Butch@play-safe.com](mailto:Butch@play-safe.com)  
505.250.5689 Cell

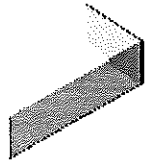
On 1/24/2023 8:13 AM, Megan Maedgen wrote:

Good morning Butch,

The photos below are of the Belvedere playground.







## FirstService

RESIDENTIAL

MEGAN MAEDGEN, CMCA  
Belvedere General Manager

17400 Flagler Drive | Austin, TX 78738  
Direct 512.264.0560  
Email [megan.maedgen@fsresidential.com](mailto:megan.maedgen@fsresidential.com)  
[www.fsresidential.com](http://www.fsresidential.com)

Follow us on | [Facebook](#) | [Twitter](#) | [LinkedIn](#) | [YouTube](#)