

MINUTES OF SPECIAL MEETING  
OF  
BOARD OF DIRECTORS

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

On December 7, 2023, the Board of Directors (“Board”) of Belvedere Municipal Utility District (the “District”) held a special 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
Ronald Ubertini	Vice President
Kim Clifford	Secretary
Keri Parker	Assistant Secretary
Vito Sciaraffia	Assistant Secretary

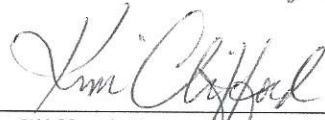
All of the Directors were present except for Director Parker, thus constituting a quorum of the Board. All Directors who attended voted on all Items that came before the Board. Other attendees included Breck Harrison of Jackson Walker, L.L.P. and Lynn Shermans as well as a member of the public who signed in as Regine Pedersen.

1. Call meeting to order and establish a quorum. Director Koerner called the meeting to order at 6:00 p.m. He announced that all Directors were present except for Director Parker, and therefore a quorum of the Board was in attendance.
2. Discuss, consider, and take action to approve minutes for the November 28, 2023 special meeting. Director Koerner introduced this item, and a copy of the draft meeting minutes are attached hereto as **Exhibit “B”**. Vito Sciaraffia moved to accept the November 28, 2023 special meeting minutes, as presented. Ron Ubertini seconded the Motion and it was passed unanimously, 4-0. The Board then moved to Item 3 on the Agenda.
3. Discuss, consider, and take action as necessary regarding Preservation Ranch Development, including, but not limited to, construction activities within the District and pending litigation. Director Koerner introduced this item. He advised that the standstill was still in place and was expected to stay in place until the Preliminary Injunction hearing. Mr. Harrison advised that there was a proposed date of December 19, 2023 for the Preliminary Injunction hearing but he was waiting on the West Travis County Public Utility Authority’s counsel to clear a conflict before it could be finalized. The Board then moved to Item 4 on the Agenda.
4. The Board will meet in executive session to receive advice from its attorneys regarding Preservation Ranch Development, including but not limited to, construction activities

within the District and pending, in accordance with Texas Government Code § 551.071. Director Koerner introduced this Item, along with Item 3, and recommended that the Board go into executive session to discuss Item 3 under the consultation with attorney exception in Texas Government Code § 551.071. Director Clifford moved that the Board go into executive session at 6:02 P.M. to discuss Item 3. Director Ubertini seconded the Motion and the Motion passed unanimously, 4-0. At 7:25 P.M. Director Clifford moved to come out of executive session. Director Koerner seconded the Motion and the Motion passed unanimously, 4-0. Director Koerner announced that no action was taken in executive session. The Board then discussed the hiring of an engineering expert to assist with the pending litigation. Director Clifford moved that the Board authorize the Litigation Subcommittee to work with litigation counsel to retain the services of an engineering expert to assist with the pending litigation where the amount of the District's share of the expert's expenses do not exceed \$25,000. The Board then took up item 5.

5. Adjournment. Director Clifford moved to adjourn the meeting. Director Ubertini seconded the Motion and the Motion passed unanimously, 4-0. The meeting was adjourned at 7:30 P.M.

PASSED, APPROVED, AND ADOPTED this 7<sup>th</sup> day of January, 2024.

  
\_\_\_\_\_  
Kim Clifford, Secretary

[DISTRICT SEAL]

**CERTIFICATE OF POSTING  
BELVEDERE MUNICIPAL UTILITY DISTRICT  
NOTICE OF BOARD MEETING  
January 7, 2024**

THE STATE OF TEXAS

§

COUNTY OF TRAVIS

§

§

I, Kim Clifford, hereby certify that on January 2, 2024, I posted the attached notice of public meeting of the Board of Directors of Belvedere Municipal Utility District at the following time and at the following location:

(1) at approximately 2:00 PM, at the posting board/sign located by the mailboxes near the Belvedere Amenity Center, within the boundaries of the District.

I understand that the notice was posted in order to comply with the provisions of the Open Meeting Laws, (Chapter 551, Texas Government Code and § 49.063 Texas Water Code) and that the Board of Directors of the District will rely on this certificate in determining whether the provisions of the Open Meeting Laws have been satisfied.

Dated this 3<sup>rd</sup> day of January, 2024.

  
\_\_\_\_\_  
Kim Clifford



**STAYS IN FILE**


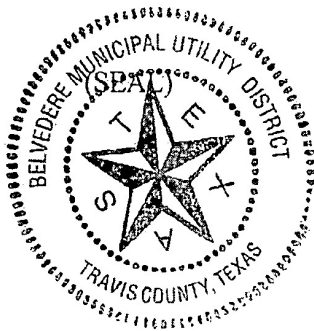
BELVEDERE MUNICIPAL UTILITY DISTRICT  
NOTICE OF SPECIAL MEETING

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

Notice is hereby given pursuant to Texas Government Code, Chapter 551, that the Board of Directors of Belvedere Municipal Utility District of Travis County will hold a special meeting, open to the public, on January 7, 2024 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:

1. Call meeting to order and establish a quorum.
2. Discuss, consider, and take action to approve minutes for the December 7, 2023 special meeting.
3. Discuss, consider, and take action as necessary regarding Preservation Ranch Development, including, but not limited to, construction activities within the District and pending litigation.
4. The Board will meet in executive session to receive advice from its attorneys regarding Preservation Ranch Development, including but not limited to, construction activities within the District and pending litigation, in accordance with Texas Government Code § 551.071.
5. Adjournment.

EXECUTED this the 3rd day of January 2024.

  
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 Attorney for the District


Came to hand and posted on a Bulletin Board in the  
 County Recording Office, Austin, Travis County, Texas on this the  
 3rd day of January 2024  
 Dyana Limon-Mercado  
 County Clerk, Travis County, Texas  
 By Yesenia E. Deputy

**YESENIA E.**



**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**

*Dyana Limon-Mercado*  
 Dyana Limon-Mercado, County Clerk  
 Travis County, Texas



**202480006**

Jan 03, 2024 09:34 AM

Fee: \$2.00

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