

**MINUTES OF MEETING OF BOARD OF DIRECTORS OF
TANGLEWOOD FOREST LIMITED DISTRICT**

March 25, 2026

THE STATE OF TEXAS §
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COUNTY OF TRAVIS §

The Board of Directors of Tanglewood Forest Limited District met in regular session, open to the public, on March 25, 2026, at Westoak Woods Baptist Church, 2900 W. Slaughter Ln., Austin, Texas, pursuant to notice duly given in accordance with law. A copy of the Certificate of Posting of the Notice is attached hereto as **Exhibit "A"**.

The following Board Members were present, thus constituting a quorum:

Brian Whelan	President	Present
Noel Gonsalvez	Vice President/Treasurer	Present
Maria Dallman	Secretary	Present
Steven Gerlofs	Director	Present
Mike Canty	Director	Present

Also present for the meeting were: Monica Saldaña of The Carlton Law Firm, P.L.L.C.; Charlie Mowen with TexaScapes; Erin Gerbecht with SafeGuard Aquatics; Vangie Bocanegra with RowCal; and residents of Tanglewood Forest;

Director Whelan convened the meeting at 6:00 p.m. and took the agenda items in the order described below.

Item 1 - Receive communications from the public on items not listed on the posted agenda;

Ron Peterson, District resident, thanked Director Whelan and Director Canty for their hard work on the pool construction.

Item 2 - Public Comment on Agenda Items;

Julia Castillo, District resident, asked the Board for the projected date for the pool to reopen. Director Canty informed Ms. Castillo that the pool should be opened in the fall.

Linda Masters, District resident, read a letter on behalf of Katherine Kingman who is also a District resident. In the letter, Ms. Kingman stated that she reviewed the agenda and that she had a few questions. Ms. Kingman stated, in her letter, that to her knowledge the pool cannot operate without a pool house with restrooms and running water and she wanted clarification regarding when the pool is set to resume operating. Ms. Masters stated that the Board had answered that question and proceeded with Ms. Kingman's next questions. Ms. Kingman asked the Board if the final plans for the pool construction exist, whether there is a builder under contract for the pool, whether permits been submitted to the City of Austin, and what the realistic timeline is for residents to expect the pool to reopen. Ms. Kingman explained that she reviewed Capital Improvement information that is posted on the District website but she has only found detailed renderings of the tennis court. She could not find any plans or details about the construction of the pool house. Ms. Kingman asked

why there is an ongoing vendor contract for the pool when the pool is currently under construction and what the amendment of the SafeGuard Aquatics contract is for.

Ms. Masters asked the Board if she should wait to ask any questions about the pool until that agenda item for the pool is addressed. Director Whelan explained to the District residents in attendance that the construction process is slower than the Board would like. He stated that in a perfect world the pool may be reopened in the fall. The Board anticipates that within the next week, they should receive the final design for the pool house. Director Whelan said that they will try to save what they can from the current building to reduce costs, and that everything is currently under contract and construction is moving as quickly as it can. Director Canty explained that he learned, from working with the superintendent and engineers, that the pool's surface had a crack in it. He explained that they are working as fast as they can to get the job done. Ms. Masters stated that she is glad that pool is being reconstructed. However, she expressed concern that there are not enough portable restrooms for the public, since the pool is under construction. Director Whelan thanked Ms. Masters for her concern and stated that the Board will make a note of it.

Item 3 - Consider approval of the February 25, 2026 regular meeting minutes.

The Board reviewed the minutes. Director Canty moved to approve the meeting minutes as presented. Director Whelan seconded the motion. The motion passed 5-0.

Item 4 - Receive report from the Finance Committee and Treasurer and consider taking related action;

(a) monthly financial report, payment of monthly bills and invoices and transfers of District funds; and

Director Gonsalvez presented the report and informed the District residents that if they would like to review the report to let him know. Director Gonsalvez reported that there is a little over \$50,000 in the checking account and about \$753,000 in the savings account. The District has 5 CDs totaling up to \$2 million. One CD will mature on April 12, 2026, for \$500,000 and will be renewed for an additional five months. The CDs are structured to stagger with one CD maturing in April, one CD maturing in May, two CDs maturing in June and one CD maturing in July. The District budgeted to receive about \$1.5 million from Travis Central Appraisal District. The District has received \$1.475 million from the Travis Central Appraisal District, which is about 97 percent of the District's tax revenue for the year. The District's revenue is up slightly due to interest, which has been adjusted by the District's bookkeeper. Director Gonsalvez explained that the District has been receiving restitution from Lauren DeWilde, who was once a the District's contract general manager. She was court-ordered to pay \$18,000 to the District. Ms. DeWilde will make 78 monthly payments in the amount of \$240 per month. The District should receive the full amount over the next six years.

Director Gonsalvez moved to approve the transfer of \$69,351.08 from the savings account to checking account to pay monthly bills. Director Whelan seconded the motion. The motion passed 5-0.

Item 5 - Receive report from the District's pool operations contractor and Pool Committee and consider taking related action, including: pool operator and pool maintenance/lifeguard contract; leak repairs; pool maintenance, general repairs and upkeep; operating schedule; pool programs; pool funding; pool improvements and master plan; lifeguards; and rates and fees for pool use;

(a) Discuss and consider proposals for pool maintenance and operations and lifeguards;

Mr. Peterson thanked Director Whelan and Director Canty again for their hard work with the pool. Mr. Peterson stated that, as a previous member of the Board, he has worked with pool maintenance and SafeGuard Aquatics before, and the company that the District is currently working with is the best.

(b) Discuss and consider action on amendment to service contract;

Ms. Castillo explained that she does not dispute that SafeGuard Aquatics has done a good job with pool maintenance services. However, she expressed that paying SafeGuard Aquatics does not make sense, because the pool is under reconstruction. She asked the Board to make sense of why the District is continuing to pay SafeGuard Aquatics. Director Whelan thanked Ms. Castillo.

Erin Gerbrecht, with SafeGuard Aquatics, stated that there was no report. Ms. Gerbrecht explained the contract amendment to the residents. The previous contract ended December 31, 2025, and automatically renewed January 1, 2026. Prior to the contract renewing, SafeGuard Aquatics had adjusted its services fees. Before the pool was drained, SafeGuard Aquatics did not charge for the chemical pool treatment and cleaning the pool restrooms. The fee that the District was charged for was solely for pool management services, which included preparation for the pool to be drained for construction and meeting attendance. Ms. Gerbrecht further explained that SafeGuard Aquatics is still providing management services by assisting the District with picking out new pool equipment and tile for the new pool at a lower rate. Ms. Castillo asked the Board if they are contracting for SafeGuard Aquatics services due to Denali Pools not having the particular expertise for choosing pool equipment. Director Canty explained that Denali understands the build of the pool, not the pool's maintenance. He further explained that a maintenance company is needed to understand how to operate the pool equipment, pool chemicals, and providing lifeguards, which is why the contract has been amended. Director Whelan reiterated the terms of the amended contract.

Monica Saldaña, attorney for the District, informed the Board that she noticed the 2026-2027 SafeGuard Aquatics contract contained indemnification language that needs to be removed. She explained that she did not conduct a comprehensive review of the contract and further explained that she will need direction from the Board to do so. Director Dallman explained that she requested to review the pool contract, but the contract was never provided to her. She was told that the contract was going to be cancelled in December, but the contract automatically renewed in January. Director Dallman stated that there was never an opportunity to revise the contract for 2026-2027 that would best fit the pool construction circumstances. She explained it would have been appropriate to make the contract services dormant and use that funding for other District projects.

Director Whelan asked the Board to consider what they would like to do going forward. Director Whelan moved to approve the amendment to the contract as written. Director Dallman explained that the contract amendment has not been reviewed by the Board or the Carlton Law Firm. Director Gerlofs asked the Board what the options for the review of the contract are. Ms. Saldaña explained to the Board their options on the contract review. Director Gonsalvez asked the Board if the \$1,000, they are paying to SafeGuard Aquatics, covers the consultations or will there be other fees. Ms. Gerbrecht explained that they do not foresee the rate to exceed over \$1,000.

Director Whelan explained that SafeGuard Aquatics is working to provide a new refined payment method and creating programs such as water aerobics for seniors along with consultations for the pool. Director Whelan moved to approve the SafeGuard Aquatics 2026-2027 service contract and the amendment to the 2026-2027 service contract as written. Director Canty seconded the motion. The motion passed 3-2.

Item 6 - Receive report from the District's landscape maintenance contractor and Parks Committee and consider taking related action, including:

- (a) landscape maintenance contract, proposals and estimates for additional landscaping work, maintenance, repair, replacement and improvements to landscaping and landscape related facilities, irrigation systems, and tree trimming;**

Charlie Mowen, with TexaScapes, presented the February 2026 landscape maintenance report. Mr. Mowen informed the Board that there were two site visits for the month of February. TexaScapes is trying to avoid any unnecessary mowing. The Board approved the mulching for the District's parks. The mulch has been delivered and is stored at pool parking lot. TexaScapes has mulched Renaissance Park and Kempler Park. Mr. Mowen anticipates the mulching to be finished mid-April. The mulch for Tanglewood Park will be held and reserved for when it is time to mulch within the construction zone of the park. The planting in Gazebo Park has been completed. The experimental planting for the duck pond in Lindshire Park has been completed as well, and TexaScapes waiting to see if the experiment is successful. The Parks Committee requested the removal of the Ligustrum and Yaupon hedge around the tennis court and the creation of a mulch trail. Mr. Mowen presented the Board with Proposal #10780 for the removal of Ligustrum and Yaupon hedge on the east and south sides of the tennis court at Tanglewood Park for \$8,430.00. He also presented Proposal #10748 to create a shredded Cedar Mulch Trail at Idyllwild Park for \$7,133.75.

Director Whelan moved to approve Proposal #10780 for \$8,430.00 Director Canty seconded the motion. The motion passed 5-0. Director Whelan moved to approve Proposal #10748 for \$7,133.75. Director Gerlofs seconded the motion. The motion passed 5-0.

Item 7 - Receive report from Capital Improvement Committee and consider taking related action, including:

- (a) contracts related to current or future Capital Improvements;**

Director Canty informed the Board and residents that demolition of the pool and tennis courts started on February 26, 2026. The tennis court has been completely removed, and the District is waiting for engineering reports related to the soil. The pool has been demolished, and the rubble removal is in process. The Capital Improvement Committee recently received the demolition notice for the pool house, and by the General Contractor advised that the building will start getting demolished in 2 to 3 weeks, once temporary electricity is installed. Electricity is shut off for the pool house, and the pool demolition is complete. The Capital Improvement Committee is working with the Communications Committee to ensure that the construction progress updates provided by the General Contractor are on the District's Facebook page and website. Director Canty reminded everyone that the pool and tennis courts are an active construction zone, and for safety, no one, except for approved contractors are allowed in the area. No action taken.

Item 8 - Receive report from District's General Manager and consider taking related action, including:

- (a) management services and related issues, contract issues, and communications with Board members and consultants;** Vangie Bocanegra, General Manager, reminded the Board that they discussed replacing the shade structures at the pool, and the Board decided to focus on the park areas. Ms. Bocanegra stated that Texas Backyard Structures had contacted her to determine whether if the Board is interested in installing the shade structures on the existing playscapes. The proposal for the shade structures for the parks and pool totals \$127,000. She noted that the \$127,000 does include tax due to Texas Backyard Structures being in the process of setting up an account for the District. If the Board decides to move forward with installing the shade structures for the playscapes in Tanglewood Park, the shade structure for the larger playscape will be \$34,970 and the smaller playscape will be \$19,305. The Board decided to table the shade structures.
- (b) use, maintenance, repair, replacement and improvement of District property and facilities including, but not limited to, buildings, restrooms, electrical systems, lighting, and parking areas;**
- (c) large event requests;** The events committee is planning a movie night event on May 30, 2026. The movie will be set to begin at 8 p.m. or 8:30 p.m., depending on when the sun will set. The movie for the event is Coco. FunFlicks provided a proposal for \$1,503.89. Ms. Bocanegra presented a proposal for a DJ at the movie night event for \$550. If the Board approved of the DJ, they will have the option to curate the playlist for the event. The Community Involvement Committee wanted to incorporate games at the event such as Connect Four, cornhole, and Four-in-a-Row. Water, lemonade and popcorn will be provided. The Committee also wanted to get a bounce house for the event. Ms. Bocanegra reached out to the District's legal counsel regarding whether someone needed to be present at the bounce house. The District's legal counsel suggested that a liability form would be the better option for the bounce house. The total for the movie, games, and DJ will be \$3,126.00. Director Gerlofs expressed his concern with the bounce house. Ms. Bocanegra informed the Board that the total for the bounce house is \$225 dollars. Director Gonsalvez moved to approve the cost for the movie event to be up to \$3,000. Director Gerlofs seconded the motion. The motion passed 5-0. Ms. Bocanegra will be working with the Communication Committee to get the event

flyer posted. She requested that the Community Involvement Committee confirm the time of the event. Director Gerlofs said that the sun sets at 8:15 p.m. so that would be a great time to start the movie. Director Dallman stated that 6:30 p.m. will be the best time for the DJ to start.

Ms. Bocanegra explained that RowCal handles the payment for events items and then bills the District. However, RowCal is not tax exempt, so she has been working with Director Gonsalvez on getting an Amazon account set-up for the District. Director Gonsalvez informed the Board and residents that the Board will need to approve the set-up for a District email for purchases, and that item will be on next months agenda.

- (d) **park and restroom cleaning and related services from cleaning contractor;** This matter was not addressed.
- (e) **pond cleaning and related services from Aquatic Features; and** This matter was not addressed.
- (f) **enforcement of deed restrictions within the District;** This matter was not addressed.

Item 9 - Receive report from the Communications Committee and consider taking related action including:

- (a) **website content and management; and** This matter was not addressed.
- (b) **newsletter;**

Director Gonsalvez asked the present District residents to raise their hand if they received the March Newsletter. Everyone present raised their hand. The most recent newsletter was mailed out on March 18, 2026. There are 2226 doors in the District, which includes single-family homes, duplexes, and quadplexes. The Communications Committee is working with the Capital Improvement Committee to ensure updates from the General Contractors are made public. The District's Facebook page has been viewed 12,057 times, which is an increase of 263 percent. There have been 162 interactions on the District's Facebook page, and the District has 16 new followers and to 629 total followers. Of the people viewing the District's Facebook posts, 62 percent are people who do not follow the page. The highest-ranking social media post in a month has 2,837 views and is a photo of current Board members with the District's former president standing in the drained swimming pool on the demolition day. The District website has been viewed 1,726 times. Director Gonsalvez stated that the high engagement on the District's social media is due to Ellen Canty's hard work. Director Gonsalvez explained that the map on the District website has a disclaimer that says the boundaries are approximate and advised caution when using the map to determine distances.

Item 10 - Receive report from Community Involvement Committee and consider taking related action, including:

- (a) **Community events;** This matter was not addressed.
- (b) **District bulletin boards; and** This matter was not addressed.
- (c) **Travis County Sheriff's Office and City of Austin Code Enforcement;** This matter was not addressed.

No report.

Item 11 - Receive General Counsel report and consider taking related action, including:

- (a) **pending contract issues, open records requests, and election matters;** This matter was not addressed.
- (b) **other litigation matters;** This matter was not addressed.
- (c) **legal investigations and other legal issues, if any.** This matter was not addressed.

No report.

Item 12 - Discuss and consider action regarding renewing Directors' bond.

Ms. Saldaña explained to the Board the Director's bond renewal terms. Director Whelan moved to approve the three-year Director's bond with Victor's Insurance. Director Canty seconded the motion. The motion passed 5-0.

Item 13 – Review Records Management Program and discuss and consider action regarding any changes.

Ms. Saldaña explained the Records Management Program to the Board. Director Whelan moved to have the Records Management Program name the District's General Counsel as the records management officer. Director Gerlofs seconded the motion. The motion passed 5-0.

Item 14 - Discuss and consider action regarding annual update of Texas Municipal League Intergovernmental Risk Pool Liability Exposure Summary.

Ms. Saldaña explained the Texas Municipal League Intergovernmental Risk Pool Liability Exposure Summary to the Board. She asked the Board to review the summary. Director Whelan moved to approve the exposure summary as presented and have the form submitted to Texas Municipal League. Director Gerlofs seconded the motion. The motion passed 5-0.

Item 15 - Discuss and consider action Code of Ethics for District Directors, officers employees, and persons who are engaged in handling investments for the District, investment policy and travel and professional services policy and adopt resolution.

Ms. Saldaña explained the recent change to Exhibit A-3 in the District's Code of Ethics, which names Director Gerlofs as the Treasurer. The Code of Ethics has been modified to state Director Gonsalvez as the District's new Treasurer. Director Whelan moved to approve the updated Code of Ethics. Director Dallman seconded the motion. The motion passed 5-0.

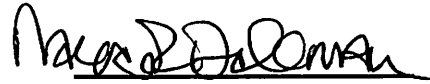
Item 16 - Discuss and consider taking any related actions regarding Board member duties, responsibilities, assignments, ethics, and actions.

Ms. Saldaña explained to the Board that this item was added to provide the Directors the ability to discuss personnel matters.

Director Whelan moved to suspend the Pool Committee until the pool construction has been completed and the pool reopens. Director Canty seconded the motion. Director Gerlofs, Director Dallman, and Director Gonsalvez voted against the motion. The motion failed 2-3.

Item 17 - Discuss and consider action regarding time, date, and agenda items for the next Board meeting.

The next meeting will be April 22, 2026, at 6:00 p.m.

A handwritten signature in black ink, appearing to read "Maria Dallman", written over a horizontal line.

Maria Dallman, Secretary
Board of Directors