

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

August 2, 2023

THE STATE OF TEXAS       §  
  §  
COUNTY OF TRAVIS       §

The Board of Directors of Tanglewood Forest Limited District met in regular session, open to the public, on August 2, 2023, at the Tanglewood Pool House, located at 9809 Curlew Drive, 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:

Ron Peterson	President	Present
Nikki Krueger	Vice President	Present
Brian Whelan	Treasurer / Secretary	Present
Robbie Castille	Director	Present
Vacant	Director	-

Also present for the meeting were: John Carlton of The Carlton Law Firm, P.L.L.C.; and residents of the District.

Director Peterson convened the meeting at 6:03 p.m. and took the agenda items in the order described below.

**PUBLIC COMMENT**

**Item 1 – Receive communications from the public on items not listed on the posted agenda.** None.

**Item 2 – Public Comment on Agenda Items.** Addressed in items below.

**OTHER MATTERS**

**Item 3 – Discuss and consider taking action regarding 2023-24 budget.** Noel Gonsalvez, a District resident, asked if the citizens will have a chance to interact with the budget by reviewing and commenting or asking questions about it before it is adopted. Director Peterson responded that it is okay for citizens to ask questions about the budget and stated once the budget is adopted it will be posted to the District website. Director Peterson asked if there were any tax rate documents received. Mr. Carlton described the tax rate documents in the agenda packet and the calculation of the maximum tax rate the Board can adopt without having to call an election. The Board discussed possible tax rates. Director Castille said the Board needs to add \$125,000 to the legal and special projects/elections line item. Director Krueger made a motion to move the draft budget as it is to the August 16<sup>th</sup> meeting for approval. Director Castille seconded the motion, and the motion passed 3-0-1, with Director Castille abstained.

**Item 4 – Discuss and consider taking action regarding 2023 tax rate including:** Mr. Gonsalvez asked if the tax rate being set is for 2024 and Director Krueger confirmed it is. Mr. Gonsalvez

asked the Board if homestead exemptions increase, would the budget be effected. Director Krueger said it would be reflected in next year's budget.

- (a) **Establishing proposed tax rate and taking record vote.** Director Krueger moved to set a proposed rate of \$0.1628 per \$100. Director Whelan seconded the motion. Directors Peterson, Whelan and Krueger voted in favor. Director Castille voted against the motion, stating that the tax rate amount was insufficient to address the cash needs of the District. Director Whelan asked Director Castille to clarify that he wants to call an election to increase the tax rate and that everyone in the room is a homeowner except Director Castille. Director Castille said he does not want to increase taxes but that the District has gotten itself into so much litigation that it is needed. Director Krueger responded that Director Castille is one of the reasons the District is involved in so much litigation.
- (b) **Authorizing expense and publication of "Notice of Hearing on Tax Rate" in the newspaper.** Director Krueger moved to authorize the publication of the Notice of Hearing on Tax Rate. Director Peterson seconded, and the motion passed 4-0.
- (c) **Acknowledging and approving posting of "Notice of Hearing on Tax Rate" to home page of District website.** Director Krueger moved to approve the posting of the Notice of Hearing on Tax Rate to the District website. Director Peterson seconded, and the motion passed 4-0.

**Item 5 – Discuss and consider proposals for District management services and contract for services and take related action.** Mr. Gonsalvez asked about how emails and information from the District would be distributed and how the vendor would be prevented from misusing the information. Director Krueger said the Communications Committee is currently responsible for sending out information and the property management company doesn't have access to do so. Director Whelan suggested the Board not make any changes in management companies and should keep the current property management company. Director Krueger said while there has been a high turnover with Pioneer, she likes Vangie and would like to stay with Pioneer and have an 18-month contract with a renewal six months after the next Board is seated. Director Krueger moved to approve the Pioneer proposal with an 18-month contract. Director Castille asked Director Krueger to further discuss the turnover. Director Krueger said she doesn't want to name specific people, and that the Board can terminate the contract with 60 days' notice. Director Whelan asked about the renewal options, and Director Krueger said the contract can always be renewed by agreement. Director Castille seconded the motion, and the motion passed 4-0. Mr. Gonsalvez asked about the contract termination and if there was any risk of damages. Director Krueger said the District will not have any risk of damages or lawsuits if notice to terminate is given. Mr. Carlton said he will prepare the contract based on Director Krueger's motion and send to Pioneer.

**Item 6 – Discuss and consider time, date, and agenda items for the next Board meeting.** The Board announced the next regular meeting will be held on August 16, 2023, at 6:00 p.m.

The meeting adjourned at 6:22 p.m.

(Seal)



Brian Whelan, Secretary  
Board of Directors

Date: September 20, 2023