MINUTES OF MEETING OF BOARD OF DIRECTORS OF

TANGLEWOOD FOREST LIMITED DISTRICT

June 5, 2026

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

The Board of Directors of Tanglewood Forest Limited District met in special session, open to the public, on June 5, 2026, at Westoak Woods Baptist Church, 2900 W. Slaughter Ln., Austin, Texas, pursuant to notice duly given in accordance with law.

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.

Director Whelan convened the meeting at 5:00 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;

Tim Cunningham, resident, thanked the Board for the notice on Facebook announcing the special meeting. Mr. Cunningham suggested that the Board send notices via email as well announcing any special meetings.

Item 2. Public Comment on Agenda Items;

CONSENT ITEMS

Item 3. Consider approval of the April 22, 2026, regular meeting minutes.

Director Canty moved to approve the April 22, 2026 minutes. Director Whelan seconded the motion. The motion passed 5-0.

OTHER MATTERS

Item 4. Discuss and consider action on shade structure bids.

Linda Masters, District resident, spoke about the shade structures covering the pool. Ms. Masters wanted to confirm with the Board as to how many shade structures are needed as well as the size.

Director Whelan stated that, for the bids, he used the base size of 18' x 18'.

The highest bid was for $84,583, and the lowest bid was $42,500. A third bid was for $78,699. The company with the lowest bid also stated that they would honor the same price if the Board decided to go up to 24' x 24' for the size.

Director Whelan stated that three shade structures are needed. Director Gonsalvez inquired as to whether a fourth shade structure could be added if needed. The Board agreed that adding a fourth would be difficult.

Director Whelan motioned to approve the purchase of three 24' x 24' shade covers from Texas Backyard Structures in the amount of $42,500. Director Dallman seconded. The motion passed 5-0.

Item 5. Discuss and consider action on 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.

Monica Saldaña, District counsel, explained that the purpose of this agenda item was due to discussions regarding fees of office. Ms. Saldaña recommended that the Board decide on what exactly is considered substantive performance. Director Whelan explained that this topic was brought up after another board had some legal troubles, with some of their directors having been charged with felonies based on per diems.

Director Whelan asked the Board to consider assigning duties to their per diem and to be realistic regarding what they are asking their per diems for. Director Whelan presented a standardized per diem sheet to the Board. He explained that the standardized form gives the Board guidance regarding committees and responsibilities and that the Board's per diems should reflect their responsibilities. Director Whelan stated that the proposed form guides the Board as to what members need to write down on their per diem.

Direction Whelan continued by stating that the reason why Director Whelan wishes to have a standardized approach to per diems is due to the District being a public entity, and anything in writing is open to audit and review. He explained that it would be beneficial to the Board to standardize how the District claims public funds as well as what those funds are being claimed for.

Ms. Saldaña noted that the agenda item is regarding code of ethics; therefore, the discussion of a standardized per diem form should be added as an agenda item for the next meeting. Director Whelan agreed to table the discussion. No action taken.

Item 6. Discuss and consider action regarding Board member duties, responsibilities, assignments, ethics, and actions.

Director Whelan presented proposed committee changes to the Board. The Board discussed the changes presented.

Director Gerlofs stated that he is removing himself from all committees that he is currently on as of today. He explained that he does not have to be on a committee in order to get a per diem.

Director Whelan motioned to approve Director Gerlofs removal from all committees. Director Gerlofs seconded the motion. The motion passed 3-2.

Item 7. Adjourn.

Director Whelan adjourned the meeting at 5:29pm.

Maria Dallman, Secretary
Board of Directors