

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

July 17, 2024

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 July 17, 2024, 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:

Ron Peterson	President	Present
Nikki Krueger	Vice President	Absent
Brian Whelan	Treasurer / Secretary	Present
Robbie Castille	Director	Present
Mike Canty	Director	Present

Also present for the meeting were: Jennifer Schein of The Carlton Law Firm, P.L.L.C.; Brody McKinley of SafeGuard Aquatics; Charlie Mowen of TexaScapes; and residents of the District.

Director Peterson convened the meeting at 6:00 p.m. and took the agenda items in the order described below. The Directors each introduced themselves to the attendees of the meeting.

PUBLIC COMMENT

Item 1 – Receive communications from the public on items not listed on the posted agenda.

Connie Davis, a District resident, discussed her concerns about the security around the park area. Ms. Davis said there are many homeless people near the park and asked if the Sheriff could patrol that area more. Director Peterson said he would let Ms. Mendoza at the Sheriff’s Office know the District has concerns about the homeless and requests more patrolling in the area. Noel Gonsalvez, a District resident, discussed the three Director seats that are up for election this year and that District residents should know about Director Castille’s background. Mr. Gonsalvez said that in the four years Director Castille has been on the Board he has not been allowed to serve on any standing committees as he cannot be trusted. Mr. Gonsalvez also said that Director Castille does not live in the District, but instead lives in Manchaca, Texas. Mr. Gonsalvez said Director Castille supported and funded Kimberly Minjarez to run for the Board in 2022 and she recently pled guilty to a felony in Williamson County. Mr. Gonsalvez noted that Director Castille continues to associate with Lauren DeWilde who is involved in a lawsuit for fraud committed against the District. Mr. Gonsalvez further discussed a Facebook ad Director Castille has and the inaccuracies regarding his previous per diems claimed.

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

CONSENT ITEMS

Item 3 – Consider approval of the June 14, 2024, special meeting minutes and June 19, 2024, regular meeting minutes. Director Whelan noted a correction to the June 19, 2024 meeting minutes correcting Councilman Alter's name. Director Peterson moved to approve the June 14, 2024 meeting minutes as presented and the June 19, 2024 minutes as revised. Director Whelan seconded the motion, and the motion passed 4-0.

REPORTS AND COMMITTEE MATTERS

Item 4 – Receive report from the Finance Committee and Treasurer and consider taking related action regarding the following:

- (a) **monthly financial report, payment of monthly bills and invoices and transfers of District funds:** Director Whelan presented the check register and discussed the profit and loss report and the check register for June. Director Whelan discussed having charges removed from the Capital Projects as those charges were install charges and not Capital Projects charges. Director Whelan discussed the expenses for a summer block party. Director Whelan said the current estimate for the block party is about \$3,610.00. Director Whelan spoke about the two certificates of deposit that the District has obtained, one for three months and the other for nine months. Director Whelan requested a transfer of \$85,280.30 from savings to the checking account to cover the bills and invoices. Director Peterson asked if the Board voted to approve a band at the block party. Director Whelan read aloud the motion that was in the meeting minutes that had approved the band. Director Canty moved to approve the bills, invoices, and check register and transfer of \$85,280.30 to the checking account. Director Peterson seconded the motion, and the motion passed 3-1, with Director Castille opposed to the per diem and attorney fee payments.
- (b) **amendments to the budget for FY2024:** There are no amendments to the budget this month.
- (c) **review and approve quarterly investment report for 2nd quarter:** The matter was not addressed.
- (d) **security issues including report from Travis County Sheriff's Office and renewal of contract with Travis County Sheriff's Office for 2024:** There is no report from the Sheriff's Office this month.
- (e) **discuss and consider budget meetings/workshops:** The matter was not addressed.

Item 5 - Receive report from the District's pool operations contractor and Pool Committee and consider taking related action, including matters related to: pool operator and pool maintenance/lifeguard contract; leak repairs; pool maintenance, general repairs and upkeep; operating schedule; pool programs; pool funding; lifeguards; and rates and fees for pool use. Mr. McKinley presented the June operations report to the Board and said routine maintenance was completed, and session three of the swim lessons has begun. Mr. McKinley noted

there was one minor water rescue that happened. Mr. McKinley said the seal on the main pool pump has been replaced. Director Peterson mentioned that a person who was swimming in the pool behaved badly and that person was banned for the rest of the year.

Item 6 – Receive report from the District’s landscape maintenance contractor and Park Committee and consider taking related action: Mr. Mowen presented the June parks report to the Board and said routine park maintenance had been completed. Mr. Mowen said the irrigation inspections for Lindshire and Greenbriar have been completed and will be submitted to the City.

- (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:** The matter was not addressed.
- (b) **consider amendments to the Park Rules:** The matter was not addressed.

Item 7 – Receive report from District’s General Manager and consider taking related action, including matters related to: Ms. Bocanegra discussed the community party that is scheduled for Saturday, August 17, 2024. Ms. Bocanegra said the band starts at 5:30 pm and the movie starts at 8:00 pm. Ms. Bocanegra let the Board know the monthly newsletters had been mailed out.

- (a) **management services, and related issues:** The matter was not addressed.
- (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:** Ms. Bocanegra said the pool permits have been renewed and will be installed at the pool once they are received from the City of Austin. Ms. Bocanegra said the cameras approved at the last meeting have arrived and will be installed soon. Ms. Bocanegra discussed the two proposals, one is to do minor repairs and resurface the tennis courts for \$30,000 and the second is to redo the tennis courts with a larger scope of work totaling \$175,000. Ms. Bocanegra also reached out to another company for a quote and is waiting to hear back. Director Peterson said he hopes to have the cameras operating by tomorrow July 18th, 2024. Director Whelan asked if the courts would be closed about 30-60 days if they were repaired and Ms. Bocanegra said yes, as the concrete would have to be poured and need time to set.
- (c) **Large event requests:** The matter was not addressed.
- (d) **park and restroom cleaning and related services from cleaning contractor:** The matter was not addressed.
- (e) **pond cleaning and related services from Aquatic Features:** The matter was not addressed.
- (f) **regarding enforcement of deed restrictions with the District:** The matter was not addressed.

Item 8 – Receive report from the Communications Committee and consider action regarding the following:.

- (a) **website content:** The matter was not addressed.
- (b) **newsletter:** This was addressed in item 7 above.

Item 9 – Receive General Counsel report and consider taking related action regarding the following:

- (a) **pending contract issues, open records requests, and election matters:** The matter was not addressed.
- (b) **other litigation matters:** The matter was not addressed.
- (c) **legal investigations and other legal issues, if any:** The matter was not addressed.
- (d) **the Attorney Generals response to The Carlton Law Firm’s request for exception to R. Castille’s February 4, 2022, Open Records Request and Cause No. D-1-GN-22-002141:** The matter was not addressed.
- (e) **demand letters regarding District property damage that occurred June of 2023:** The matter was not addressed.

Item 10 – Discuss, consider, and take any action necessary regarding the State of Texas v. DeWilde, Lauren (Cause No. D-1-DC-22-900009) in the 299th District Court of Travis County, Texas. The matter was not addressed.

Item 11 – Receive report from Special Counsel and consider taking action regarding Cause No. D-1-GN-23-001675; Plaintiff’s Verified Original Petition and Application for Temporary Restraining Order, Temporary Injunction, and Permanent Injunction in the matter of Kimberly Minjarez vs. Tanglewood Forest Limited District; Ron Peterson, Nikki Krueger, Brian Whelan, each in his or her Official Capacity as Directors of Tanglewood Forest Limited District. Mr. Gonsalvez discussed the removal of Ms. Kimberly Minjarez from the Board.

OTHER MATTERS

Item 12 – Discuss and consider Board member duties, responsibilities, ethics, and actions. Mr. Gonsalvez discussed text messages, emails, and other examples of harassment that various District residents have experienced. Mr. Gonsalvez said some false stalking charges were filed and some individuals had tracking devices placed on their vehicles. Mr. Gonsalvez said all the residents that were targeted have one thing in common, they stood up against an individual that seeks to gain control of the Board. Mr. Gonsalvez asked that District residents research candidates prior to voting in the Director election. Mr. Gonsalvez said he seriously questions the ethics of someone that supports a felon to run for the Board and that has accrued legal fees that could have been used on other amenities for the District.

Item 13 - Discuss and consider approval of the McCall Hurst & Horton engagement letter for bond counsel services. Ms. Schein discussed McCall Hurst & Horton’s background and how they would assist the District. Director Person moved to approve the McCall Hurst & Horton engagement letter. Director Castille seconded the motion, and the motion passed 4-0.

Item 14 - Discuss and consider approval of the Specialized Public Finance Inc. engagement letter for financial advisor services. Ms. Schein discussed the need for a financial advisor for the District. Director Canty moved to approve the Specialized Public Finance engagement letter.

Director Peterson seconded the motion, and the motion passed 3-0-1 with Director Castille abstaining.

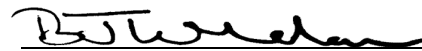
Item 15 - Discuss and consider approval of the Gray Engineering engagement letter for District engineering services. Ms. Schein discussed the engineering engagement letter. Director Peterson moved to approve the Gray Engineering engagement letter. Director Canty seconded the motion, and the motion passed 4-0.

Item 16 - See Supplemental Agenda for election items. Director Peterson moved to approve the Order Calling Director Election. Director Canty seconded the motion, and the motion passed 4-0. Director Peterson moved to authorize The Carlton Law Firm as the Secretary's agent to perform the duties required during the election period. Director Canty seconded the motion, and the motion passed 3-1 with Director Castille opposed. Director Peterson moved to have The Carlton Law Firm handle all items needed in connection with the November 5, 2024 Director election. Director Canty seconded the motion, and the motion passed 3-1 with Director Castille opposed. Director Canty asked Director Castille why he opposed. Director Castille said he does not believe The Carlton Law Firm is unbiased. Director Canty discussed an email Director Castille sent regarding the Board members.

Item 17 – Discuss and consider time, date, and agenda items for the next Board meeting. The matter was not addressed.

The meeting adjourned at 6:36 p.m.

(Seal)



Brian Whelan, Secretary
Board of Directors

Date: August 19, 2024