

# TANGLEWOOD FOREST LIMITED DISTRICT

## Agenda

July 21, 2021

TO: THE BOARD OF DIRECTORS OF TANGLEWOOD FOREST LIMITED DISTRICT  
AND ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Tanglewood Forest Limited District will hold a meeting on **Wednesday, July 21, 2021, at 6:00 p.m.**, via Zoom teleconference call or at the Tanglewood Pool House, 9809 Curlew Drive, Austin, Texas, for the following purposes:

**Due to the state of emergency and/or local disaster caused by the COVID-19 pandemic, the Board of Directors of Tanglewood Forest Limited District may hold its meeting via telephone conference call because of the difficulty and risks of convening a quorum in one location. If initiated, the call will be recorded as required by the Texas Open Meetings Act. The public may participate in the meeting via the internet at [www.zoom.us/join](http://www.zoom.us/join) or by telephone at 346-248-7799 and entering meeting ID: 843 4365 8745.**

Individual members of the public wishing to address the Board at a meeting held in person or over telephone / video conference must register to speak in the 15-minute period before the meeting begins by signing up on the attendance form for in-person meetings or logging into the virtual meeting and providing the information to the meeting host at least 5 minutes prior to the start of the meeting. Alternatively, individual members of the public desiring to participate in a meeting conducted by telephone / video conference may sign up by email addressed to [john@carltonlawaustin.com](mailto:john@carltonlawaustin.com), no later than 5:00 p.m., the day prior to the meeting and identifying the agenda item(s) on which the individual desires to speak. Individual members of the public may address the Board for a maximum of 3 minutes on items not on the current agenda under public comment and for a maximum of 2 minutes per person per agenda item. Members of the public may collectively address the Board for a total of 15 minutes on items not on the current agenda under public comment. Individuals may address the Board once per item. No formal action, discussion, deliberation, or comment will be made for items not on this agenda.

### PUBLIC COMMENT

1. Receive communications from the public on items not listed on the posted agenda; *[Members of the public may sign up to speak for three (3) minutes regarding general topics or specific agenda items. If speaking on specific agenda items, citizens may speak one time per agenda item. Those desiring to speak must complete the citizen communication form supplied by the District so they may be recognized by the Board President. In accordance with the Texas Open Meetings Act, any response to a public comment that is made on an item that is not on the published final agenda will be limited to a statement of factual information or a statement of existing policy given in response to the public comment. Any deliberation or decision by the Board must be limited to a proposal to place the subject on a future agenda.]*
2. Public Comment on Agenda Items: Members of the public may comment on any agenda item listed below. Members of the public may speak for up to two minutes per agenda

item on which they comment. Members of the public will speak on an agenda item after the item is called by the presiding officer, but before Board consideration of the item.

### **CONSENT ITEMS**

3. Consider approval of the June 15, 2021, regular meeting minutes and the June 24, 2021, special meeting minutes;

### **REPORTS AND COMMITTEE MATTERS**

4. Receive report from the Finance Committee and Treasurer and consider taking related action regarding the following:
  - (a) payment of monthly bills and invoices and transfers of District funds;
  - (b) monthly financial report;
  - (c) amendments to budget for FY2021; and
  - (d) security issues, including report from Travis County Sheriff's Office;
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;
6. Receive report from the District's landscape maintenance contractor and Park Committee and consider taking related action, including matters related to:
  - (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;
7. Receive report from District's General Manager and consider taking related action, including matters related to:
  - (a) management services, management services contract, and related issues;
  - (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) park and restroom cleaning and related services from cleaning contractor; and
  - (d) pond cleaning and related services from Aquatic Features;
8. Receive report from District's General Manager and Deed Restriction Committee regarding enforcement of deed restrictions within the District, including, but not limited to, notices to property owners, compliance efforts and necessary referrals to the District's legal counsel for enforcement in court, and the following:
  - (a) restrictive covenants review and notification process;

9. Receive report from the Communications Committee and consider action regarding the following:
  - (a) website content;
10. Receive report from the Events Committee;
11. Receive General Counsel report and consider taking related action regarding the following:
  - (a) pending contract issues, open records requests, and election matters;
  - (b) District's process for legal action and legal action on deed restriction enforcement (including *Tanglewood Forest Limited District v. Ninfa Yanez*, Cause No. D-1-GN-19-007074 in the District Court of Travis County, Texas);
  - (c) other litigation matters; and
  - (d) legal investigations and other legal issues, if any;
12. Receive report from Special Counsel regarding *One Barton Place v. Horizon HOA Management, Lauren DeWilde et al.*, Cause No. D-1-GN-20-001451 in the District Court of Travis County, Texas;

#### **OTHER MATTERS**

13. Discuss and consider time, date, and agenda items for the next Board meeting.

The Board of Directors is authorized by the Texas Open Meetings Act to convene in closed or executive session for certain purposes. These purposes include receiving legal advice from its attorney pursuant to §551.071 of the Texas Government Code; discussing real property matters pursuant to §551.072 of the Texas Government Code; discussing gifts and donations pursuant to §551.073 of the Texas Government Code; discussing personnel matters pursuant to §551.074 of the Texas Government Code; discussing security personnel or devices pursuant to §551.076 of the Texas Government Code. If the Board determines to enter executive session regarding any item on this agenda, the Presiding Officer will announce that an executive session will be held and will identify the item to be discussed and provision from the Open Meetings Act that authorizes the closed or executive session.

(SEAL)



---

Attorney for the District

The District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call John Carlton at (512) 614-0901 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may utilize the statewide Relay Texas Program by dialing 7-1-1 or 1-800-735-2988.