

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

August 2, 2021

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 August 2, 2021, via Zoom teleconference due to the global COVID-19 pandemic, and 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
Kat Dowling	Vice President	Present
Nikki Krueger	Treasurer / Secretary	Present
Robbie Castille	Director	Present
Joshua Schauer	Director	Absent

Also present for the meeting were: Grayson McDaniel of The Carlton Law Firm, P.L.L.C., Trey Thompson of Pioneer Real Estate Services, who arrived later, 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.

PUBLIC COMMENT

No public comment was offered.

ADMINISTRATIVE MATTERS

Item 1 - Discuss and consider District budget, tax rate notice and potential tax rates. Director Krueger began the discussion by sharing the 2022 budget worksheet she had created with input from the Board committees, reflecting the District’s 2021 actual expenditures, 2021 budgeted amounts, and proposed 2022 budgeted amounts. Director Krueger proposed certain budget line-item adjustments based on input she had received from the Board committees since the previous meeting. Director Krueger updated the following budget line items:

Parks and Landscaping

Director Krueger stated that Trey Thompson had not provided proposed changes for the Parks and Landscaping items. Director Krueger described the following adjustments:

- The line item for “Equipment and Maintenance” was increased from the \$2,500 budgeted in 2021 to \$18,000 budgeted for 2022.
- The “Emergency Tree Maintenance” line item was reduced from \$25,000 budgeted in 2021 to \$5,000 budgeted for 2022.
- A line item was added to the 2022 budget for “Replacement Plant and Trees” and \$18,000 was budgeted for that item.
- The line item for “Monthly Irrigation Inspection” was increased from \$8,000 budgeted for 2021 to \$9,120 budgeted for 2022.
- A line item was added for “City of Austin Required Irrigation Annual Inspection.” The amount budgeted was \$1,200.
- The line item for “Mulch” was increased from \$10,000 budgeted in 2021 to \$11,600 budgeted for 2022.

Communications

Under the Communications section of the proposed budget, the “Communications” line item was reduced from \$8,400 budgeted in 2021 to \$2,400.

Insurance

Director Kruger stated that the Board did not yet have all of its property insurance information. Director Castille suggested assuming a 25% increase. Director Krueger stated that the 2021 budgeted amount was \$7,000, but the District had not spent \$1,000 of that amount. The Board kept the line item at \$7,000 for the 2022 budget.

Pool Expense

Director Petersen stated that the line item for “Pool Maintenance and Chemicals” should be increased by 10% from the \$30,600 budgeted in 2021. Director Krueger asked Director Petersen whether the \$3,450 budgeted in 2021 for “Pool Activities” could be combined with another line item or deleted. That line item was eliminated for the 2022 budget.

Director Petersen confirmed that the budget had been updated and asked for comments. Director Castille asked how the Board proposed to budget for the drainage project in Lindshire and the pool, which he estimated at \$1 million. The Board postponed discussion on this to a later meeting when capital expenditures would be addressed. Director Krueger asked Mr. Thompson, who joined the meeting late, if he had any proposed adjustments. He said he did not.

Director Dowling mentioned the District’s tax rate. Mr. Petersen asked Ms. McDaniel for the when the District would have the appraisal information to use in adopting the District’s 2021 tax rate. Ms. McDaniel said she had not seen the documents yet and that they would have them by August 6 and noted that August 2 was the deadline for the tax assessor to submit the roll. Ms. McDaniel asked if the Directors had decided to raise the tax rate above the voter-approval rate, which would require a mandatory election with associated deadlines.

Ms. McDaniel told the Directors that if they did decide to raise the rate to the level that an election was necessary, they would need to do so by August 16. Director Dowling asked how much an election would cost and noted that it would need to be budgeted. The Directors decided to have a

special meeting the week of August 9. Ms. McDaniel confirmed that Mr. Carlton would be able to attend that meeting as well. Director Krueger said she would send the updated budget to Teri Giles.

Director Krueger made a motion to approve the current 2022 budget for expenses. Director Dowling seconded the motion. Director Petersen voted “aye.” Director Castille abstained. The motion was passed.

There was no further discussion, and no further action was taken.

Discuss and consider time, date, and agenda items for the next Board meeting: The next meeting will be a special meeting on Monday, August 9th at 6:00 p.m., the regular meeting will be August 18th at 6:00 p.m.

Meeting adjourned at 6:33 p.m.

(Seal)



Nikki Krueger, Secretary
Board of Directors

Date: August 18, 2021

EXHIBIT A

**CERTIFICATE OF POSTING FOR
TANGLEWOOD FOREST LIMITED DISTRICT
AT
TRAVIS COUNTY COURTHOUSE
5501 AIRPORT BLVD.
AUSTIN, TEXAS 78751**

STATE OF TEXAS §
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COUNTY OF TRAVIS §

I, Katy Hennings, hereby certify that at 1:11 p.m. on July 30, 2021, I delivered the attached notice of meeting of the Board of Directors to the Travis County Clerk's Office for subsequent posting with Travis County.

I understand that the notice was posted in order to comply with the Open Meetings provision of Chapter 551 of the Government Code and that the Board of Directors of the District will rely on this certificate in determining whether the provisions of Chapter 551 of the Government Code have been satisfied.

Witness my signature this 30th day of July 2021.



Katy Hennings

**CERTIFICATE OF POSTING FOR
TANGLEWOOD FOREST LIMITED DISTRICT
AT
POOL AND TENNIS COURTS
NEAR SLAUGHTER AND CURLEW
AUSTIN, TEXAS 78748**

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

I, Steve Etheridge hereby certify that at 2:17 p.m. on July 30, 2021, I posted a copy of the attached notice of meeting of the Board of Directors at a place readily accessible and convenient to the public.

I understand that the notice was posted in order to comply with the Open Meetings provision of Chapter 551 of the Government Code and that the Board of Directors of the District will rely on this certificate in determining whether the provisions of Chapter 551 of the Government Code have been satisfied.

Witness my signature this 30th day of July 2021.

By: Steve Etheridge
Name: 
Company: Corporate Couriers

**CERTIFICATE OF POSTING FOR
TANGLEWOOD FOREST LIMITED DISTRICT
AT
THE CARLTON LAW FIRM, P.L.L.C.
4301 WESTBANK DRIVE, SUITE B-130
AUSTIN, TEXAS 78746**

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

I, Katy Hennings, hereby certify that at 1:35 p.m. on July 30, 2021, I posted a copy of the attached notice of meeting of the Board of Directors at a place readily accessible and convenient to the public.

I understand that the notice was posted in order to comply with the Open Meetings provision of Chapter 551 of the Government Code and that the Board of Directors of the District will rely on this certificate in determining whether the provisions of Chapter 551 of the Government Code have been satisfied.

Witness my signature this 30th day of July 2021.



Katy Hennings

**CERTIFICATE OF POSTING FOR
TANGLEWOOD FOREST LIMITED DISTRICT
ON
WWW.TANGLEWOODFORESLIMITEDDISTRICT.COM**

**STATE OF TEXAS §
 §
COUNTY OF TRAVIS §**

I, Trey Thompson, hereby certify that at 1:53 p.m., on July 30, 2021, I posted a copy of the attached notice of meeting of the Board of Directors on the District's internet website – www.tanglewoodforestlimiteddistrict.com.

I understand that the notice was posted in order to comply with the Open Meetings provision of Chapter 551 of the Government Code and that the Board of Directors of the District will rely on this certificate in determining whether the provisions of Chapter 551 of the Government Code have been satisfied.

Witness my signature this 29th day of July 2021.



Trey Thompson

TANGLEWOOD FOREST LIMITED DISTRICT

Special Meeting Agenda

August 2, 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 special meeting on **Monday, August 2, 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 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, 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.

ADMINISTRATIVE MATTERS

1. Discuss and consider District budget, tax rate notice and potential tax rates;

PUBLIC COMMENT

2. 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.]

3. Adjourn.

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.