

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

August 9, 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 9, 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
Nikki Krueger	Treasurer	Present
Kat Dowling	Secretary	Present
Robbie Castille	Director	Present
Josh Schauer	Director	Present

Also present for the meeting were: Kelli Carlton and Grayson McDaniel of The Carlton Law Firm, P.L.L.C. 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.

Director Petersen asked for public comment. No comments were given.

ADMINISTRATIVE MATTERS

Item 1 – Discuss and consider District budget. Director Peterson opened discussion on the 2022 District budget. Director Krueger said she thought there were just a few updates outstanding. Director Peterson asked Director Castille for his input. Director Castille discussed four proposals for the 2022 budget. First, he proposed pre-agreeing as a Board that the District’s pool needs \$1 million in improvements. He noted this might be over-budgeting, but that the amount could be reduced in the future and that the amount would prepare the District for a “worst case scenario.” He also proposed including \$300,000 for the Lindshire and the pond dredging. He proposed spacing the collection of these amounts over three years. The District could then The proposal would give the District \$430,333 in capital improvement funds over three years, after which the District could perform the pool maintenance and dredging on a cash basis. He said that the increase would result in an approximate \$19.82 per month increase in Tanglewood’s homeowners.

Director Castille next proposed for the Board to add \$78,623 for a total of \$864,862, or 10% for inflation and unanticipated expenses, to the current 2022 District budget.

Director Castille explained that his third and fourth proposals were more expensive but comprehensive. For the third option, he proposed that the Board approve funding the operating budget of \$786,239 and make reserve contributions of 433,333. That budget would be \$1,219,572 and would increase taxes on homeowners by \$19.82 per month. Director Castille made a fourth proposal to fund the operating budget, fund reserve contributions of \$433,333, increase the budget by 10% for inflation and unanticipated expenses, resulting in a budget of \$1,298,196.

Ms. Carlton stated that projected income for the District with the tax rates available, and noted that the highest projected income was approximately \$919,000.

The Board took no further action on this item.

Item 2 - Discuss and consider taking action regarding 2021 tax rate, including establishing tax rate; taking record vote and scheduling public hearing; authorizing publication of “Notice of Public Hearing on Tax Rate” in The Austin American-Statesman; and acknowledging and approving posting of “Notice of Public Hearing on Tax Rate” to home page of District website. Ms. Carlton explained that the Board could not adopt a higher tax rate than the voter-approved rate of \$0.1788, with the disaster declaration increase to \$0.1865. Director Krueger said it was closer to \$915,000 with the disaster-declaration tax rate increase permitted by the 2021 winter storm damage. Director Krueger asked if the Board was required to hold a public hearing to take advantage of the disaster declaration increase. Ms. Carlton responded that the Board had to have a public hearing on the proposed 2021 tax rate regardless, but that it was not required to have an additional hearing or an election to take the disaster declaration increase.

Ms. Carlton explained that the Board could not adopt a higher tax rate than the voter-approved rate of \$0.1788, with the disaster declaration increase to \$0.1865. The Board cannot set a higher rate because it would require an election and the deadline for posting for the election was over. Ms. Carlton confirmed to Director Krueger that the District could use the disaster declaration tax rate increase for three years, but are not required to take it.

After discussion, Director Krueger moved to adopt with the \$0.1865 tax rate. Director Petersen seconded the motion. Ms. Carlton conducted a record vote:

- Director Krueger: Aye.
- Director Petersen: Aye.
- Director Dowling: Aye.
- Director Castille: Opposed.
- Director Schauer: Aye.

The motion passed 4-1.

Ms. Carlton explained that the public hearing and the open meeting can be conducted on the same day at the open meeting on September 15, 2021.

Director Krueger moved to authorize the Carlton Firm to publish notice of the proposed rate and public hearing in the Austin American-Statesman. Director Petersen seconded the motion. The motion passed unanimously.

Director Dowling moved to post the notice on the District website. Director Krueger seconded the motion. The motion passed unanimously.

The Board took no further action on this item.

PUBLIC COMMENT

Item 2 – Receive communications from the public on items not listed on the posted agenda.

No comment was made.

The next meeting will be at 6:00 p.m. on August 18, 2021.

Director Petersen adjourned the meeting at 6:22 p.m.

(Seal)



Nikki Krueger, Secretary
Board of Directors

Date: August 13, 2021

EXHIBIT A

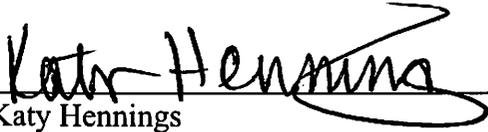
**CERTIFICATE OF POSTING FOR
TANGLEWOOD FOREST LIMITED DISTRICT
AT
TRAVIS COUNTY COURTHOUSE
5501 AIRPORT BLVD.
AUSTIN, TEXAS 78751**

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

I, Katy Hennings, hereby certify that at 2:43 p.m. on August 6, 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 6th day of August 2021.


Katy Hennings

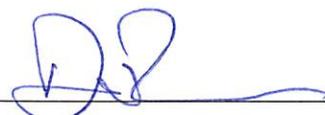
**CERTIFICATE OF POSTING FOR
TANGLEWOOD FOREST LIMITED DISTRICT
AT
POOL AND TENNIS COURTS
NEAR SLAUGHTER AND CURLEW
AUSTIN, TEXAS 78748**

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

I, DAVID BUCKLEY hereby certify that at 4:20 p.m. on August 6, 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 6th day of August 2021.

By: 

Name: DAVID BUCKLEY

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 2:58 p.m. on August 6, 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 6th day of August 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 2:45 p.m., on August 6, 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 6th day of August 2021.

Trey Thompson

Trey Thompson

TANGLEWOOD FOREST LIMITED DISTRICT

Special Meeting Agenda

August 9, 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 9, 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;
2. Discuss and consider taking action regarding 2021 tax rate, including:
 - a. establishing proposed tax rate;
 - b. taking record vote and scheduling public hearing;
 - c. authorizing publication of “Notice of Public Hearing on Tax Rate” in The Austin American-Statesman; and
 - d. acknowledging and approving posting of “Notice of Public Hearing on Tax Rate” to home page of District website.

PUBLIC COMMENT

3. 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.]*
4. 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.