

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

February 25, 2026

THE STATE OF TEXAS §
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COUNTY OF TRAVIS §

The Board of Directors of Tanglewood Forest Limited District met in regular session, open to the public, on February 25, 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.; Vangie Bocanegra with RowCal; Charlie Mowen with TexaScares; and Erin Gerbrecht with SafeGuard Aquatics.

Director Whelan convened the meeting at 6:00 p.m. and took the agenda items in the order described below.

Item 1 - Receive communications from the public on items not listed on the posted agenda;
None.

Item 2 - Public Comment on Agenda Items; None.

Item 3 - Consider approval of the December 17 regular meeting minutes and January 28 regular meeting minutes.

Director Gonsalvez moved to approve the December 17, 2025 regular meeting minutes and the January 28, 2026 regular meeting minutes. Director Whelan seconded the motion. The motion passed 5-0.

Item 4 – Receive report from the Finance Committee and Treasurer and consider taking related action;

(a) monthly financial report, payment of monthly bills and invoices and transfers of District funds; and

Director Gonsalvez presented the report. All five CDs were renewed. The next maturity date for the next upcoming CD is April 12, 2026, followed by a CD that will mature on May 4, 2026. Then two more CDs will mature on June 12, 2026, and June 15, 2026. The

last CD will mature on July 12, 2026. The anticipated interest of the five CDS is about \$24,000 at 2.9 percent APY. The interest from the upcoming CD maturity dates and what matured from October 2025 to January 2026 is about \$40,000. Director Gonsalvez anticipates that the District can reinvest half of the amount of the CD once the CDs stop maturing. Director Gonsalvez explained that the reasoning for reinvesting only half of the amount of the CDs is due to the payment of the pool and tennis court. The CD interest should offset the income the District is going to lose from not having the pool and tennis court operating as usual. The CD interest should cover about 80 percent of what is usually coming in from the pool and tennis. The Travis Central Appraisal District has deposited \$1.46 million, which is 97 percent of the anticipated \$1.52 million.

Director Gonsalvez continued that the monthly check register totaled \$59,524.12. Director Canty moved to transfer \$59,524.12 from savings account to checking account to pay monthly bills. Director Whelan seconded the motion. The motion passed 5-0.

Item 5 – Receive report from the District’s pool operations contractor and Pool Committee and consider taking related action, including: pool operator and pool maintenance/lifeguard contract; leak repairs; pool maintenance, general repairs and upkeep; operating schedule; pool programs; pool funding; pool improvements and master plan; lifeguards; and rates and fees for pool use;

- (a) Discuss and consider proposals for pool maintenance and operations and lifeguards;**

Erin Gerbrecht stated that there was not a report. The Board presented Ms. Gerbrecht with a check for January. Director Dallman explained to the Board that the contract for SafeGuard Aquatics expired in January and asked the Board why the District still paying SafeGuard Aquatics if the contract expired and the pool is under construction. Director Canty informed Director Dallman that the District is paying SafeGuard Aquatics on a month-to-month basis. No action was taken.

Item 6 - Receive report from the District’s landscape maintenance contractor and Parks Committee and consider taking related action, including:

- (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;**

Charlie Mowen, with TexaScapes, presented the January 2026 landscape maintenance report. Mr. Mowen informed the Board that there were some down limbs and fallen leaves. The Parks Committee requested that TexaScapes provide planting proposals, one for Lindshire Pond and one for Gazebo Park. Proposal #10758 is for experimental planting of Horseherb and Lantana to see if the duck population will leave the plants alone and to fill in bare area. The amount for Proposal #10758 is \$641.56. Proposal #10757 is for understory infill planting in Gazebo Park for the amount of \$6,299.00. Proposal #10748 is for mulching in landscape areas and tree rings throughout District’s parks. Mr. Mowen informed the Board that TexaScapes normally waits until the oak leaves drop before mulching in order to avoid raking the mulch and pushing the leaves back out. The amount for proposal #10748 is \$17,545.00.

Director Gerlofs moved to approve proposal #10748 for the amount of \$17,545. Director Whelan seconded the motion. The motion passed 5-0.

Director Gerlofs moved to approve proposal #10758 for the amount of \$641.56. Director Canty seconded the motion. The motion passed 5-0.

Director Gerlofs moved to approve proposals #10757 for the amount of \$6,299. Director Canty seconded the motion. The motion passed 5-0.

Item 7 - Receive report from Capital Improvement Committee and consider taking related action, including:

(a) contracts related to current or future Capital Improvements;

Director Canty informed the Board that he will be meeting with the demolition crew, and that demolition will start the following weekend. The project will take six to nine months and will hopefully be done by Labor Day. Director Canty will continue to provide updates.

Item 8 - Receive report from District's General Manager and consider taking related action, including:

(a) management services and related issues, contract issues, and communications with Board members and consultants;

Vangie Bocanegra, General Manager, presented her report. Reborn Construction completed the lighting in the parks, so now all the lighting is working and the parks are well lit. Onit Home Repairs removed the graffiti from the drainage culvert on Slaughter Lane. JT Tree Services completed all the tree trimmings and other tree work in the parks. The new solar light for Greenbrier Park has been ordered. The Board ordered a new picnic table and dog waste basket for the park. Both of those items have arrived.

(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; No discussion.

(c) large event requests; No discussion.

(d) park and restroom cleaning and related services from cleaning contractor; No discussion.

(e) pond cleaning and related services from Aquatic Features; and No discussion.

(f) enforcement of deed restrictions within the District; No discussion.

Item 9 - Receive report from the Communications Committee and consider taking related action including:

(a) website content and management; and Director Gonsalvez stated that the goal is have the newsletter come out at the end of March or the beginning of April. The Communications Committee will be working with Amber on the newsletter. Director Gonsalvez explained that as updates regarding the pool and tennis courts construction come in, the Communications Committee will update the District's website and

Facebook page. Director Gonsalvez pointed out that Ellen Canty came up with the idea of using a QR code to post on the Facebook page to redirect to the District's website. The District's website will be updated with the budget and the December minutes.

Director Whelan informed the Board that the District purchased six speed monitors from the City of Austin. The City will be installing the speed monitors in a couple of weeks. The speed monitors will collect the volume of traffic and the speed of the traffic. The District can download volume and speed of traffic from the City every few months and determine if the District would like to take any action. The speed monitors can also be moved to different spots.

- (b) **newsletter;** No discussion.

Item 10 - Receive report from Community Involvement Committee and consider taking related action, including:

- (a) **Community events;** No discussion.
- (b) **District bulletin boards; and** No discussion.
- (c) **Travis County Sheriff's Office and City of Austin Code Enforcement;** Director Dallman has been in contact with the Police Department. A police officer will be coming to the District to answer questions any of the residents may have. Director Dallman stated that she has asked the Travis County Sherriff's Office to provide daily reports of any activity.

Item 11 - Receive General Counsel report and consider taking related action, including:

- (a) **pending contract issues, open records requests, and election matters;** No discussion.
- (b) **other litigation matters;** No discussion.
- (c) **legal investigations and other legal issues, if any.**

Monica Saldaña stated that there was no report.

Item 12 - Discuss and consider approval of renewing RowCal contract.

Monica Saldaña, attorney for the District, informed the Board that she has not received any response from RowCal's General Counsel. Ms. Saldaña requested that Ms. Bocanegra reach out to RowCal's General Counsel to notify that she awaiting a response. Ms. Bocanegra asked Ms. Saldaña to contact her if she has any more communication issues with RowCal's General Counsel.

Item 13 – Discuss and take action on Texas Comptroller Special Purpose District Financial and Tax Reporting Requirement.

Ms. Saldaña explained the Texas Comptroller Special Purpose District Report to the Board. Director Whelan moved for The Carlton Law Firm to prepare and submit the Special Purpose District Report on behalf of the District. Director Canty seconded the motion. The motion passed 5-0.

Item 14 - Discuss and consider action regarding time, date, and agenda items for the next Board meeting.

The next meeting will be March 25, 2026, at 6:00 p.m.

A handwritten signature in black ink, appearing to read "Maria Dallman", written over a horizontal line.

Maria Dallman, Secretary
Board of Directors