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

July 22, 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 Wednesday, July 22, 2026, at 6:00 p.m., 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.; Erin Gerbecht with SafeGuard Aquatics; Charlie Mowen with TexaScapes; and Vangie Bocanegra with RowCal.

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

PUBLIC COMMENT

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

Nancy Nicholas discussed ongoing issues with the abandoned house next door to her on Briar Ridge Drive.

Maureen Gerlofs expressed her appreciation for the Board and vendors, commented that the Board members need to take advantage of their time together to discuss the issues at hand, and conveyed a desire to be appointed to a committee addressing contract review.

David Weinberg, candidate running for Austin City Council for District 5, introduced himself to those in attendance.

Tim Cunningham also conveyed his appreciation to the Board members and encouraged open discussion among Board members at the Board's meetings.

Item 2. Public Comment on Agenda Items;

Public comments on agenda items were presented as laid out below.

CONSENT ITEMS

Item 3. Consider approval of the May 27, 2026, June 5, 2026, and June 24, 2026 regular meeting minutes.

Director Dallman requested a change to her comment in Item 10(c) of the May 27, 2026 minutes. Director Dallman also expressed dissatisfaction with the June 5, 2026, special meeting minutes but did not request specific changes. With respect to the June 24, 2026, regular meeting minutes, Director Dallman requested clarifying language be added to Item 10.

Director Gonsalvez requested a word change in the June 5, 2026, special meeting minutes. With respect to the June 24, 2026, regular meeting minutes, Director Gonsalvez requested clarifying language be added to Item 4 and a correction on the report in Item 6.

Director Whelan requested a change to the June 24 regular meeting minutes, on page 7, discussion under Item 13.

Director Whelan moved to approve the May 27, 2026 minutes, June 5, 2026 minutes, and June 24, 2026 minutes with revisions as discussed by the Board. Director Gerlofs seconded the motion and it passed 5-0.

REPORTS AND COMMITTEE MATTERS

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;**

Director Gonsalvez presented the Treasurer's report, noting that the balance of the CDs and checking and other account balances total over $286,000. Director Gonsalvez noted that certain issued checks are outstanding and have not been cashed. The expenses for the month total $162,855.24.

Director Gonsalvez moved to authorize a transfer from the savings account to the checking account in the amount of $162,855.24. Director Whelan seconded the motion and it passed 5-0.

Director Gonsalvez then discussed the CDs and the recent meeting of the Finance Committee, noting that CD 7151 matures August 12th and laid out the plan to deposit those funds into the savings account.

Director Gonsalvez moved to transfer $200,000 from the CD proceeds to the savings account and reinvest the remaining balance for four months. Director Whelan seconded the motion and it passed 5-0.

Director Dallman inquired about fund transfers that occurred in May, and Director Gonsalvez provided the history.

(b) **budget amendments;** Director Gonsalvez moved to ratify approval of the transfer that occurred in May of $250,000 to the capital improvements account from various other accounts. Director Canty seconded the motion and it passed 5-0.

(c) **verified statements of Fees of Office.** This item was not addressed.

Item 5. Review and approve quarterly investment report.

Director Gonsalvez presented the quarterly investment report.

Director Gonsalvez moved to approve the quarterly investment report for the second quarter, April 1 through June 30. Director Gerlofs seconded and the motion passed 5-0.

Item 6. 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 action regarding Swim Academy proposal.**

Erin Gerbecht with SafeGuard Aquatics discussed the pool programming proposal that was provided for the Board's review, as requested, and stated that there is not a plan to provide further proposals without feedback from the Board. Director Dallman discussed the proposal that was recently presented and noted that the Pool Committee is scheduled to meet the following day and will discuss the proposal presented, at that time. Director Dallman also inquired about Director Gonsalvez attending the meeting with her, since his term goes until 2028 and is not about to expire. Director Whelan noted that he will be attending the meeting. No action taken.

Item 7. 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 report, noting completed repairs to address damage caused by other contractors, as well as ongoing issues with leaks that are being addressed. Director Whelan inquired about the impact of those repairs on the ability to address irrigation, given the hot weather. Mr. Mowen responded that it will have an impact irrigation because of the issues with and need to replace damaged valves. Director Whelan inquired if additional funding to support those efforts will assist with addressing the matter timely. Mr. Mowen indicated that it could help.

Director Gonsalvez moved to approve an additional amount of up to $5,000 to TexaScapes to repair damage to parks where construction is occurring. Director Gerlofs seconded the motion, and it passed 5-0.

Item 8. Receive report from Capital Improvement Committee and consider taking related action, including:

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

Director Canty presented the Capital Improvement Committee report, detailing the ongoing construction delays as a result of both weather and permitting. A question was raised with respect to permit posting requirements and Director Whelan requested Monica Saldaña, counsel for the District, review the requirements. Director Dallman asked if there was specific contract language that protects the District in the event of weather delays. Director Dallman also inquired about the costs for security at the construction site and whether security is still needed for that. Director Whelan responded that overnight security at the construction site was eliminated after a period of time due to cost and because the individual officers with the Travis County Sheriff's Office handling security and patrols for the District are now checking the construction site, as well.

Item 9. 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 vendors/contractors;**

(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) **large event requests;**

(d) **park and restroom cleaning and related services from cleaning contractor;**

(e) **pond cleaning and related services from Aquatic Features; and**

(f) **enforcement of deed restrictions within the District;**

Vangie Bocanegra with RowCal presented the General Manager report, commenting that the tree work to be addressed by JP Tree Service and approved at the June meeting is complete. Ms. Bocanegra then discussed the signs at Kempler Park and at the Gazebo, noting that the signs at those parks are rusted and need to be sanded and reinstalled. Director Gerlofs stated that those are not the only parks at which the signs should be addressed. Ms. Bocanegra advised that she will request additional quotes and will present those to the Parks Committee, first. No action taken.

Item 10. Receive report from the Communications Committee and consider taking related action including:

(a) **website content and management; and**

(b) **newsletter;**

Director Gonsalvez expressed his appreciation for Ellen, who assists with updating the website and maintaining the District's Facebook page. Director Gonsalvez stated that, in the last 30 days, there have been 6,431 views of the District's Facebook page, 667 recent follows and that the highest-ranking social media post addressed ways to find relief from the heat. Finally, the District's website had been visited 1,413 times within the last 30 days. Director Gonsalvez also noted recent updates to the District's website.

Item 11. Receive report from Community Involvement Committee and consider taking related action, including:

(a) **community events;**

(b) **District bulletin boards; and**

(c) **Travis County Sheriff's Office and City of Austin Code Enforcement;**

Director Dallman presented the report and stated that no events are currently planned but she is looking forward to planning something when construction is complete. Director Dallman then inquired about the postings at the bulletin boards and brief discussion followed. Director Whelan moved to approve posting the agenda at Lindshire Park, only, until construction is complete. Director Gonsalvez countered, asking if it could be posted at both Lindshire Park and Tanglewood Forest Park. Brian Whelan then moved to authorize posting the agenda at Lindshire Park or Tanglewood Forest Park, depending on circumstances. Director Canty seconded the motion, after which the motion failed for lack of votes. Director Dallman briefly discussed updates on security provided by Travis County Sheriff's Office. No updates were provided for City of Austin Code Enforcement.

Item 12. Receive General Counsel report and consider taking related action, including:

(a) **pending contract issues, open records requests, and election matters;**

(b) **other litigation matters; and**

(c) **legal investigations and other legal issues, if any.**

Monica Saldana, legal counsel for the District, advised that she did not have anything to report. No action taken.

OTHER MATTERS

Item 13. Discuss and consider taking any related actions regarding Board member duties, responsibilities, assignments, ethics, and actions.

Tim Cunninghman provided public comment on this item. Mr. Cunningham encouraged review of the committee structure that is currently in place, as it allows per diems for active committees.

Director Gerlofs also commented and stated that, while he has removed himself from all committees, he still completes work for the District.

Director Dallman inquired about work completed by Ms. Saldaña, counsel for the District, with respect to voting remotely; Ms. Saldaña responded on the scope of research conducted on the topic.

Director Whelan discussed what constitutes and how to avoid creating a walking quorum.

Item 14. Discuss and consider adoption of the tax and budget planning calendar for 2026 and take any related action.

Tim Cunningham provided public comment on this item, encouraging information to be made publicly available. Director Gonsalvez responded, noting that information will be posted online as soon as it is available.

Ms. Saldaña provided a brief breakdown of the packet information that was provided for review. Director Gonsalvez requested a special meeting be scheduled for August 13 to discuss and answer questions on the budget. After brief discussion, Director Gonsalvez moved to schedule a budget meeting for August 13. Director Gerlofs seconded the motion, and it passed 5-0. Director Gonsalvez then moved to adopt the tax and budget planning calendar as presented. Director Gerlofs seconded the motion and it passed 5-0.

Item 15. Discuss and consider approving Vision/Mission Statement.

Tim Cunningham presented public comment on this and encouraged obtaining guidance and opinions from multiple sources.

Director Whelan noted that the District has not had a Vision/Mission Statement for an extended period and invited Board consideration and comments on the proposed statement included in the packet. Director Gonsalvez provided input, noting his initial support in the idea, but also considered edits to the word choices.

Ms. Saldaña provided additional clarification regarding walking quorum requirements and guidelines.

Director Whelan moved to involve additional residents in crafting the Vision/Mission Statement and present it again for Board consideration. Director Gerlofs seconded the motion, and it passed 5-0.

Item 16. Discuss and consider the Strategic Partnership Agreement.

Tim Cunningham presented public comment on this item, noting that the Agreement is set to expire in 2027, and encouraged reviewing and considering possible changes to the Agreement, now.

Catherine Rockwall also commented, stating that she has knowledge of the history of the District and how it came to exist. Ms. Rockwall advised that she would stay after the meeting, if anyone had questions, or she could be contacted through email or other methods.

Director Gonsalvez discussed the Agreement, noting that he requested it be addressed at this meeting. Director Gonsalvez stated that he does not want to dissolve the District but he does encourage a thorough review of the Strategic Partnership Agreement by both the Directors and the residents. In the event the District was to be dissolved, an election for the residents to decide and vote for or against dissolution, is not an option.

After discussion, Director Gonsalvez moved to organize a town hall meeting for October or November to address the Strategic Partnership Agreement. Director Gerlofs seconded the motion, and it passed 5-0. Director Gonsalvez then moved to mail flyers to all District residents announcing the town hall meeting. Director Gerlofs seconded the motion, and it passed 5-0. Director Gonsalvez moved to invite the Austin City Councilmember holding Place 5 to the town hall meeting. Director Gerlofs seconded the motion, and it passed 5-0. Director Gonsalvez moved to include an item addressing the Strategic Partnership Agreement on all agendas until the Agreement has been renewed or otherwise addressed. Director Gerlofs seconded the motion, and it passed 5-0. Director Gonsalvez moved to create a sub-committee to be comprised of Directors and residents to review and address the Strategic Partnership Agreement. Director Gerlofs seconded the motion, and it passed 5-0.

Item 17. Discuss and consider approval of expense related to Public Information Act request.

Item was tabled and not addressed. No action taken.

Item 18. Discuss and consider service provider contract renewals and/or amendments.

Ms. Saldaña briefly discussed the contracts that are up for renewal and encouraged review, such as the Strategic Partnership Agreement that was previously discussed, as well as the agreement with SafeGuard Aquatics and the Travis County Sheriff's Office. No action taken.

Item 19. Discuss and confirm items needed for November election.

Tim Cunningham presented public comment, reminding that the window for individuals to apply to run in the Director election closes on August 17.

Ms. Saldaña advised that the Director election must be called by the District by not later than August 17. After discussion, Director Whelan moved to call the election at the Board's meeting special meeting on August 13, 2026. Director Gonsalvez seconded the motion, and it passed 5-0.

Item 20. Discuss and consider action regarding time, date, and agenda items for the next Board meeting.

The Board's next regular meeting is scheduled for Wednesday, August 26, 2026. Director Whelan adjourned the meeting.

Approved September 23, 2026

Maria Dallman, Secretary
Board of Directors