

Directors Jones and Rocco. Director Rocco and Director Avila briefly responded by stating the overall resident approval of Sage Management's deed enforcement process.

Ms. Fabre addressed the board regarding the District's ongoing litigation and her belief that taxpayer dollars are being used to fund personal lawsuits. Ms. Fabre also stated she filed a complaint regarding the District's audit. Director Avila gave feedback regarding numbers being incorrect in Ms. Fabre's original statement and stating that they do not reflect the true costs related to the litigation. He also commented that the case has not been dismissed and for residents to review the case filings on the District Court's website.

Mr. Tom Morrow addressed the board regarding the legal justification for enforcing deed restrictions in Texas Water Code Section 54.237.

Agenda Item No. 4: Bookkeeper's Report, including;
(a) approve bills and invoices;

Motion: Approve the Bookkeeper's Report.

Motion by: Director Norrell

Second by: Director Rocco

Ayes: All

Agenda Item No. 5: Minutes of the 15 October 2025, 19 November 2025, 10 December 2025, and 29 December 2025 meeting(s);

Motion: Approve the 19 November 2025 and 10 December 2025 Minutes.

Motion by: Director Jones

Second by: Director Norrell

Ayes: All

Mr. Konopka also stated that the 29 December 2025 meeting minutes were still being prepared and once he receives meeting notes from the directors, he will distribute them for approval. Director Avila requested that the Board defer the 15 October meeting minutes until revisions can be made. Mr. Konopka requested the minutes be reviewed before the February Board meeting.

Agenda Item No 6: Engineer's report, including:

- (a) discuss status of Sanitary Sewer Cleaning and Televising Project;
- (b) discuss status of Lead and Copper Rule Revisions Project;
- (c) discuss status of Dagama and Sun Chase Park Lift Station Rehabilitations Project;
- (d) Infrastructure Committee report, including discuss and decide on sidewalk assessment work order;
- (e) update on Bond Application Report; and
- (f) update on other matters, as needed;

Mr. Valentien reviewed the Engineer's Report with the Board dated 30 January 2026 .

Mr. Valentien updated the Board regarding status of the Sanitary Sewer Cleaning and Televising project. Mr. Valentien stated he has been in contact with AIMS to obtain the final project documentation to process the Final Pay Application but, appropriate documentation has not been received. A letter to the Texas Commission on Environmental Quality has been drafted notifying them of the completion of the CCTV scope and the plan for rehabilitation.

Mr. Valentien updated the Board regarding the status of the Lead and Copper Rule Revisions Project. Mr. Valentien requested that the plumbing contact be provided so that a meeting can be scheduled with the District Attorney to finalize details for the affidavit. Three residents have notified Inframark that their service line has been independently inspected and confirmed as being non-lead. One resident has provided documentation. Mr. Valentien stated that he is waiting for documentation from the other two residents, in which he will update the Texas Commission on Environmental Quality database.

Mr. Valentien updated the Board regarding the Dagama and Sun Chase Park Lift Station Rehabilitations Project. They are close to completion and will review with the Infrastructure Committee when ready. The cost estimate will be included with the Bond Application that is currently being prepared.

Mr. Valentien reported that Westwood scheduled the Infrastructure Committee meeting for 13 January 2026. He called the Board's attention to the minutes of 13 January 2026 meeting of the Infrastructure Committee, A copy of which is included in the Engineer's Report.

Mr. Valentien also provided an update on the Sidewalk Assessment Work Order stating that Westwood has started this project internally and will be scheduling the field investigations and walk throughs per the contract. Updates will be provided to the Infrastructure Committee.

Mr. Valentien updated the Board regarding the status of the Bond Application. Mr. Valentien stated that Westwood is completing final internal review and will be providing the compiled draft to the District Attorney & Financial Advisor for final review. Then the application should be ready to be sent off to the Texas Commission on Environmental Quality

Mr. Valentien updated the Board on other matters involving the Hatch Lift Station Pump Replacement. Westwood had a conversation with Liberty Civil. Liberty Civil understands that the repair falls under their 2-year warranty period and will be discussing with their subcontractors to determine cost responsibility. Mr. Valentien requested an update prior to this Board meeting but has not heard anything back.

Motion: Approving Engineer's Report

Motion by: Director Norrell

Second by: Director Avila

Ayes: All

Agenda Item No 7: New Business, including;

- (a) review and approve Annual Financial Report for the District for fiscal.

- year ended 30 September 2025 and authorize filing of same with the Texas Commission on Environmental Quality and other agencies, as required;
- (b) consider amending District budget;
- (c) Resolution for monthly Documentation Requirement for Deed Enforcement Invoice;
- (d) reconstitution of the Board;

Ms. Martin gave an overview of the Annual Financial Report for the District for fiscal year ended 30 September 2025.

Ms. Wright discussed the amendment to the budget. There was an amount listed in the budget that was not calculated in for the engineering fees for the Lead and Copper Rule and Revisions Project. The other correction was moving funds from legal fees to record requests. The bookkeeper noticed the budget was starting to go over for records requests, so they took the opportunity to raise the budget for records requests.

Board members discussed Resolution for monthly Documentation Requirement for Deed Enforcement Invoice. Mr. Konopka stated that there were roughly eight public information requests in January and that he will circulate the public information requests tracking chart out to the board before the next meeting.

Board members discussed reconstitution of the Board. No Directors want to change.

Motion: To approve audit subject to a five-day review by Coats Rose.

Motion by: Director Rocco

Second by: Director Avila

Ayes: All

Motion: To approve amended District Budget.

Motion by: Director Avila

Second by: Director Jones

Ayes All

Agenda Item No 8: General Manager's/Operator's Report, including;

- (a) report on operation of the District's facilities;
- (b) review and discuss Inframark's contract;
- (c) discuss and authorize park repairs/park improvements;
- (d) discuss and authorize any repairs, maintenance items, or other work deemed necessary;

Mr. Berger summarized the General Manager's/Operator's Report. Mr. Berger then reported on the District's operations.

Mr. Berger reported that December's water accountability is 82%. Delinquent letters are trending down due to the billing conversions. 190 mailed; 116 tags hung; 0 were disconnected. Mr. Berger also stated that there is some tennis members requested that the tennis courts at

Anderson Mill West be repainted so the pickleball lines are not present. Mr. Berger provided a quote from Cortex in the amount of \$17,500.00 to repaint the tennis courts at Anderson Mill West.

Mr. Berger updated the Board regarding various projects that are in progress or are being scheduled. Playgrounds Etc. priority safety repairs to equipment and PiP are in progress. Park Pro Tek project at Anderson Mill West Park is scheduled to remove and replace horseshoe climbers and ropes with new hardware and replace two stepping pods. Austin Sign Company replaced and installed missing deed enforcement park signs at 1900 Dagama.

Mr. Berger next updated the Board regarding the report done by NRW Consulting Services, a third-party leak detection service that was used to survey from Wood Ridge to Old Mill Road. They found five different service leaks and sent work orders to fix all service leaks. According to the report, none of the leaks account for the water that is being seen. Mr. Berger stated the Operations Manager is going on site to further investigate and determine where the excess water is coming from.

Mr. Berger updated the board regarding the CMU wall repair completed by G-Square Consulting at Anderson Mill Road. Mr. Berger stated that since no police report was filed with any of the local police departments there was no way for the District to submit the claim to insurance to be reimbursed.

Mr. Berger updated the Board on graffiti removal at Madeline Loop Pond/Cashell Wood and Anderson Mill Road completed by Mr. Intensity

Mr. Berger then went over current items for the Board consideration. Mr. Berger discussed the Inframark PSA and making sure all the Boards questions have been addressed regarding the two different options to reducing services for the District. Director Norrell states she would like to discuss this, because the base cost will be reduced by \$20,000 and wishes to discuss Exhibit B further. Director Jones asked about procedures for contacting Inframark after the office hours end. Mr. Berger stated the Board would contact him, but that is a billable line item.

Mr. Berger updated the Board regarding light repair at the monument sign at 620 and El Salido. They discovered a switch was just turned off and the lights were working and M&C Electric just charged for a trip charge.

Mr. Berger updated the Board regarding issues with the generators control panel at the Dagama lift station. The generator should cycle on once a week, and the function is not working. Generator Field Services provided a quote for the repairs for \$2,721.04.

Lastly, Mr. Berger updated the Board regarding the irrigation repair recommendations for Old Mill, Anderson Mill West, Vestavia, and Sun Chase. LandCare provided a quote for \$4,180.79.

Motion: To replace the controller at the Dagama lift station for \$2,721.04.

Motion by: Director Jones

Second by: Director Rocco

Ayes: All

Agenda Item No 9: Committee Assignments and Reports, including;

- (a) Parks Committee, including:
 - i. discuss needed repairs;
 - ii. discuss and approve 5-year park plan and splash pad for Anderson Mill West Park (AMW);
 - iii. discuss and approve repainting of pickleball courts;
 - iv. discuss amending Park Rules and membership rates;
- (b) Information Management Committee, including exploring alternative website providers and status of reviewing and cleaning up District website;
- (c) Budget Committee;
- (d) Deed Restriction Committee, Waste Management Committee, Open Records Committee, and Security Committee; take action as needed;

Board members discussed park repairs and deferred until next meeting to get better understanding of LandCare quote.

Board members discussed the installation of splash pad for Anderson Mill West Park. There has been a lot of feedback from residents. The Parks Committee requested 3 bids for a splash pad under its the 5-year park plan.

Board members went on to discuss the approval of repainting of the pickleball courts at Anderson Mill West Park. Cortex gave a quote of \$17,500.00 for just the Anderson Mill West Park pickleball courts. Board discussed possibly repainting all pickleball courts in the district to have one tennis court and one pickleball court. No action taken. Item deferred until March meeting.

Board members discussed amending Park Rules and membership rates. Director Jones stated she thinks it is time to raise membership rates as the District has the lowest. Present rates are \$60 annually for residents and \$200 annually for non-residents. Ms. Reese will be bringing in rates from neighboring districts so the board can decide how to move forward at the next meeting.

Board members then discussed Information Management Committee, including exploring alternative website providers and status of reviewing and cleaning up District website. No action taken. Item is deferred until next meeting.

Budget Committee had no updates. No action taken.

The Deed Restriction Committee was addressed and had no updates. Waste Management Committee, Director Jones stated that Waste Management got out to the District as soon as they could to provide debris cleanup after the ice storm. Open Records Committee Director Norrell stated Mr. Konopka answered her questions previously regarding public information requests. Security Committee had no updates. Mr. Konopka addressed the Waste Management Committee regarding adding a line item to next month's meeting for Spring cleaning dumpsters.

Motion: To obtain three bids to continue the 5-year park plan and splash pad being put in at Anderson Mill West Park.

Motion by: Director Jones
Second by: Director Avila

Ayes: All

Agenda Item No 10: Old business, including:

- (a) update on Memorandum of Understanding related to Sage Management between Lakeline Oaks Homeowners' Association and the District;

Director Jones updated the Board on the Memorandum of Understanding related to Sage Management between Lakeline Oaks Homeowners' Association and the District. Director Jones stated the Board was frustrated because meetings were postponed and that Lakeline Oaks HOA did not show up when the District showed up to meet. Additionally, Mr. Lione, the District's deed enforcement attorney, requested the Board not sign the agreement that the Lakeline Oaks HOA drafted.

Agenda Item No 11: Attorney's Report, including:

- (a) annual review of the District's Investment Policy and Investment Strategies, including list of authorized brokers; adopt Resolution Evidencing Review of Investment Policy and Investment Strategies;
- (b) status of eminent domain reporting to the Texas Comptroller (deadline is 1 February 2026);
- (c) update District Registration Form;
- (d) ratify approval of legal fee agreement with Coats Rose, P.C.;

Mr. Konopka discussed the District's Investment Policy and Investment Strategies, including a list of authorized brokers, adopt Resolution Evidencing Review of Investment Policy and Investment Strategies. The investment policy has not changed. Mr. Konopka stated that the only changes made were to the were to the lists of authorized brokers and banks that the District is allowed to invest with. Every year the updated list is added to the resolution.

Mr. Konopka gave an update on status of eminent domain reporting to the Texas Comptroller. Report was filed on behalf of the District. The District did not utilize eminent domain authority and was stated as such in the report.

Mr. Konopka discussed updates to the District's Registration Form. When reviewing the form, Mr. Konopka noticed the form had not been updated to reflect the most accurate contact information for Inframark.

Mr. Konopka then discussed ratifying the approval of the legal fee agreement with Coats Rose, P.C that was made back in 2023 when Coats Rose, P.C was initially hired.

Motion: To adopt Resolution Evidencing Review of Investment Policy and Investment Strategies.

Motion by: Director Rocco
Second by: Director Avila

Ayes: All

Motion: To approve updated District Registration Form.

Motion by: Director Rocco
Second by: Director Avila

Ayes: All

Motion: To ratify approval of legal fee agreement with Coats Rose, P.C. with the attached contingent fee language notice.

**Motion by: Director Avila
Second by: Director Jones**

Ayes: All

Agenda Item No 12: Convene in executive session pursuant to Texas Government Code, Chapter 551, to discuss matters only relating to pending or contemplated litigation, personnel matters, real estate transactions, or security, if necessary;

The Board convened in Executive Session at 6:48 p.m. to discuss its ongoing litigation.

The Board resumed Open Session at 7:03 p.m. Director Avila discussed how the Board inadvertently left Director Flores off the named defendants on a filed lawsuit. Director Avila stated it was always the intention of the Board to include Director Flores as part of the lawsuit. Director Avila stated for purposes of transparency and accountability the Board would like to ratify the Board's initial motion to file suit to include Director Flores as a named defendant along with Sarah Teale, Linda Fabre, and Tina Flores. During this conversation, Director Norrell alerted the Board that Ms. Fabre had stuck her tongue out at her during Director Avila's motion.

Motion: Approval to ratify lawsuit to include David Flores.

**Motion by: Director Avila
Second by: Director Jones**

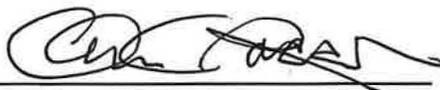
Ayes: All

Agenda Item No. 13: Actions related to matters discussed during executive session;

Agenda Item No 14: Such other matters as may come before the Board, including:

- (a) discussion about items to be included on the agenda for future meetings (**next meeting date is 18 February 2026**); and
- (b) schedule future meetings as required.

There being no further business to come before the Board, the meeting adjourned.


Secretary, Board of Directors

(SEAL)