



Director Avila responded with comments and stated the yellow slips being left on residents doors are not relaying correct information and are spreading misinformation. Director Avila gave an update about the lawsuit regarding the assault and false imprisonment claims. He stated that the case is still going forward and has not been dismissed. Director Avila then let the public know that selling the bonds will not increase the District tax rate and that a bond sale is a solid financial decision for the District. Director Avila also reiterated that the bond funds cannot be used for any other District projects other than to fix the aging infrastructure.

Director Jones responded with comments that the bond would be used to pay for the aging infrastructure and that if the District uses the money it has saved to fix the aging infrastructure, and another natural disaster happens, there could be no money to help with any potential community repairs. Director Jones stated that accessing bond funds would allow the District to maintain an emergency reserve. She also stated that there are multiple residents insisting on the Splash Pad being put in at Anderson Mill West Park.

Director Rocco gave additional comments regarding the selling of the bonds, stating that the District does not want to be in a position where they are using ongoing receipts to pay for the aging infrastructure repairs. The bond would ultimately save the District money in the long run and will not impact the District tax rate.

Director Flores commented on the possible bond sale, stating that there is some misinformation regarding people getting to vote on the bond. Director Flores clarified that there will be no voting on the bonds because the bond authorization was approved 25 years ago and the money the District is looking to sell comes from the prior authorization. Director Flores believes that the residents of the District should get to vote on whether or not the District needs the bond funds. Director Flores stated that he believes that if the District has an emergency situation in which the bond funds are to be used it should be put on the ballot at the next election. Director Flores also stated that if the Board were to approve this bond it will open up the District's annual budget for the Splash Pad, for other lawsuits, and other expenses. Director Flores stated that if the District cuts out the costs for non-essential projects and budgets correctly the District could pay for the aging infrastructure repairs without having to use the bonds. Director Flores also stated that he does not agree that the bond will not raise resident taxes.

Mr. Konopka gave a brief summary on the bond process. Ultimately stating that the bond proposal that was previously provided to the Board did not show an increase in the District's tax rate.

Mr. Valentien then gave a brief overview of the status of the bond application report, including a brief history of the District and a discussion involving the projects listed in the bond application report which are proposed to be funded by the bond sale.

Director Flores stepped outside and the Board voted for Mr. Flores to leave the meeting and not return, as his decision to go outside during the meeting was a disruption to the meeting.

**Motion: Board Members are not allowed to leave the building during the Board Meeting.**

**Motion by: Director Jones**  
**Second by: Director Rocco**

**Ayes: Jones, Rocco, Avila**

Mr. Flores re-entered the meeting and sat in the audience at this time. The Board asked Mr. Flores to leave the premises but Mr. Konopka stated that Mr. Flores may still attend the meeting as a member of the public.

Agenda Item No. 4: Bookkeeper's Report, including;

- (a) approve bills and invoices;

**Motion: Approve the Bookkeeper's Report.**

**Motion by: Director Rocco**

**Second by: Director Avila**

**Ayes: Rocco, Avila, Jones**

Agenda Item No. 5: Minutes of the 15 October 2025, 29 December 2025, and 30 January 2026 meeting(s);

**Motion: Approve the 30 January 2026 minutes.**

**Motion by: Director Rocco**

**Second by: Director Jones**

**Ayes: Rocco, Jones, Avila**

The 15 October 2025 and 29 December 2025 minutes were deferred until the next 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 updated the board regarding the Sanitary Sewer Cleaning and Televising Project. Mr. Valentien gave an update stating that Westwood has been in contact with AIMS regarding the final project documentation but has not received it at this time.

Mr. Valentien updated the board regarding the Lead and Copper Rule Revisions Project. Mr. Valentien has requested that the plumbing contact be provided by Director Rocco so that a meeting can be scheduled with the District Attorney to finalize details for the affidavit. Mr. Valentien stated that three residents reached out to Inframark to let them know that their service lines have inspected for lead and are lead free. Mr. Valentien stated he is waiting for documentation from one resident and received documents from another. Mr. Valentien did note that one of the residents that performed the inspection was not in the correct area and therefore the documentation was not needed.

Mr. Valentien next went over the status of the Dagama and Sun Chase Park Lift Station Rehabilitation Project. Mr. Valentien stated that this is one of the projects of the bond application. The project is in final review and will be revising project as they finish the bond application report.

Mr. Valentien then went on to discuss the Infrastructure Committee meeting that was held on February 9, 2026, and included the meeting minutes in his report. Mr. Valentien stated the District-Wide Sidewalk Assessment was completed by Grant Cabler. Mr. Cabler conducted field work for this project and will continue with analysis of the data collected. Updates will be provided to the Infrastructure Committee as the assessment progresses.

Mr. Valentien then gave an update on the bond application report, stating he had intended for the draft to be sent over to the District Attorney and the financial advisor but had more edits and would send it to Mr. Konopka and Mr. Howell for review. Mr. Valentien stated he would get the report out tomorrow.

Mr. Valentien then discussed the Lakeline Oaks CMU wall, stating it will be looked at in May. There was no update regarding tracts of land from DR Horton. The Hatch Station Lift Pump Replacement was pulled, repaired, and reinstalled. This requires an additional investigation from Inframark in regard to the sequence of events.

The Board noted that there were no actions items in the Engineers Report.

Agenda Item No 7: New Business, including;

- (a) rescind District rules, resolutions, and orders related to District policies and procedures to return to Board governance prior to 2020;
- (b) discuss RFPs for District Contractors;

Director Rocco discussed rescinding the District rules, resolutions, and orders related to District policies and procedures to return to Board governance prior to 2020.

Line item (b) was deferred until the next meeting.

**Motion: Review and identify all orders and resolutions from November 2020 to November 2024 to bring to Board to rescind.**

**Motion by: Director Rocco**

**Second by: Director Jones**

**Ayes: Rocco, Jones, Avila**

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 reported that January's water accountability was 87%. Mr. Berger then updated the Board regarding a leak between Windy Oaks Drive on Wood Ridge Lane and 2005 Lakeline Oaks. Mr. Berger stated that NRW Consulting Services, Inc. ("NRW"), recently conducted a leak detection survey on December 20, 2025, and detected five leaks. Mr. Berger stated that NRW's survey concluded that there were no substantial causes of the leaks. Mr. Berger stated that Inframark's Operations Manager and Tech went out into the field and checked all the storm drains and backtracked the system using a stormwater map and narrowed down the location of the leak. Mr. Berger suggested the District seek a new leak detection company to target the area that Inframark suspects the leak is coming from and to determine where the leak originates.

Mr. Valentien suggested to Mr. Berger that before he seeks out bids for a new leak detection company to contact NRW and ask what type of equipment the company used and if they were aware of the District's pipe materials. Mr. Valentien stated that if NRW's equipment aligns with the District's pipe materials and it did not detect the leak the first time, then most likely a new leak detection survey would show the same results. Mr. Valentien stated he would look up the records to confirm pipe materials and report back to Mr. Berger and discuss next steps. Mr. Valentien also suggested to the Board that rather than wait until the next meeting to approve the cost of the leak detection bid, that the Board should pre-authorize Inframark to bid the water loss detection company and for the bid not to exceed \$3,000.00.

Mr. Berger updated the Board regarding the streetlight survey that was conducted on January 21, 2026. There were no outages to report to Pedernales Electric Cooperative, Inc.

Mr. Berger updated the Board regarding the pond inspections that were completed on January 21, 2026, at Anderson Mill West Pond and Cashell Wood Pond. Mr. Berger stated that the inspections concluded that there are recommended repairs at the Anderson Mill West Pond and at the Cashell Wood Pond. Mr. Berger provided a quote for Anderson Mill West Pond to replace the 5-disk golf 4'x4' panels and to trim vegetation and trees from horseshoe and washer pit areas, for a total amount of \$1,976.00. Mr. Berger then provided an additional quote to repair the erosion at the basin of the Cashell Wood Pond, clear outfall vegetation, repair gabion wall wire that is damaged, and remove the silt fence for the total amount of \$3,602.00. The Board decided to defer approving bids until the next Board meeting when all Board members are present.

Mr. Berger updated the Board regarding the District's Year 7 annual report that Storm Water Solutions produces. Mr. Berger suggested approving recommendation for the Year 7 annual report and to send a public education annual bill insert to the residents for public education.

Mr. Berger updated the Board regarding customer billing and notices for the period of January 2026. Mr. Berger stated that there were 190 delinquent letters mailed, 116 door tags hung, and 0 disconnects. Mr. Berger then suggested that due to the billing system change and the holidays concluding that the District return to its normal billing and disconnect cycles starting the next billing cycle.

Mr. Berger updated the Board on previously approved projects and stated that Playgrounds Etc. is gathering equipment for the Anderson Mill West Park safety repairs but are still waiting to hear back from the project manager. Mr. Berger then discussed the repairs at Anderson Mill West Park that Park Pro Tek is contracted to complete. According to Mr. Berger, Park Pro Tek are completing minor repairs and are still waiting on equipment. There has not been a timeframe given by Park Pro Tek as to when the repairs will be completed. Mr. Berger next went on to discuss the repairs authorized by LandCare and stated those repairs are still in process.

Mr. Berger next discussed approving Inframark's amended Professional Service Agreement ("PSA"). The Board decided to defer amended PSA until the March meeting.

Mr. Berger next discussed the cleaning of the Hatch, Dagama, and Sun Chase lift stations. Mr. Berger included a proposal from Wastewater Transport Services to clean all three lift stations in the amount of \$5,828.40.

Lastly, Mr. Berger discussed the removal of a boulder at the intersection of Anderson Mill Road and Cashell Wood Drive. Mr. Berger noted that the boulder was approximately 6-8 inches over onto the sidewalk. Mr. Berger spoke to LandCare and LandCare stated that they could move the boulder off the sidewalk for less than \$400.00.

**Motion: Authorize Inframark to bid the water loss detection at the above location not to exceed \$3,000**

**Motion by: Director Rocco**  
**Second by: Director Avila**

**Ayes: Rocco, Avila, Jones**

**Motion: Approve 7Y annual SWMP report and defer distribution of flyers until next month**

**Motion by: Director Rocco**  
**Second by: Director Avila**

**Ayes: Rocco, Avila, Jones**

**Motion: Return to normal billing and disconnect cycles**

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

**Ayes: Jones, Avila, Rocco**

**Motion: Approve proposal from Wastewater Transport Services to clean all three lift stations for the total amount of \$5,828.40**

**Motion by: Director Jones**  
**Second by: Director Rocco**

**Ayes: Jones, Rocco, Avila**

**Motion: Approve proposal to remove boulder from sidewalk with the cost not to exceed \$400.00**

**Motion by: Director Jones**  
**Second by: Director Rocco**

**Ayes: Jones, Rocco, Avila**

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;

Director Jones noted that the repairs at Anderson Mill West Park plan had been discussed previously in the meeting.

The Board decided to defer proposal for the Splash Pad until the next meeting.

The Board decided to defer pickleball court repainting until the next meeting.

The Board decided to defer discussion on the District's Park Rules and membership rates until the next meeting

Director Rocco gave a brief update regarding the website cleanup and exploring alternative website providers under the Information Management Committee report.

The Budget Committee had no updates.

For the Deed Restriction Committee report, Director Jones provided an update regarding a moratorium of deed enforcement services. Director Jones stated that from December 15, 2025, to January 15, 2026, there were no fees paid to Sage Management for overnight reports. Director Jones then gave an update that in July 2025 the postal service adjusted their postage prices, and the adjusted prices went into effect in November 2025. Director Jones next discussed the Board's attempts to meet with the Lakeline Oaks Homeowners' Association (the "LLOHOA") and that the LLOHOA had not attended either meeting. Director Jones stated that the LLOHOA lawyer and District's deed enforcement lawyer said the draft agreement prepared by the LLOHOA was not ready for approval. Director Jones stated that people are cooperating when being notified of deed violations.

The Waste Management Committee has no updates.

The Open Records Committee, Director Avila asked Mr. Konopka for the monthly amount spent in January 2026 on Public Information Requests. Mr. Konopka stated that in January 2026, Coats Rose billed \$2,600 to the District just for Public Information Requests.

The Security Committee, Director Jones requested to do an RFP for District security services at next month's meeting.

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;
- (b) status of ongoing litigation styled Cause No. 25-1224-C480; Williamson-Travis Counties Municipal Utility District No. 1 v. Linda Fabre, Tina Flores, David Flores and Sarah Teale in District Court of Williamson County, Texas; 480th Judicial District;

The Board decided to remove item 10(a) from the next agenda.

Director Avila gave an update regarding the active litigation. He stated the Defendants have since appealed the Judge's decision regarding the assault and false imprisonment claims. The case has not been dismissed, but is in the Court of Appeals.

Agenda Item No 11: Attorney's Report, including

No updates from Coats Rose.

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 did not convene in executive session.

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

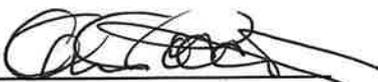
Agenda Item No 14: Such other matters as may come before the Board, including:

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

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

(SEAL)



  
Secretary, Board of Directors