

MINUTES
LAKE PLACID WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1

August 20, 2024

The Board of Directors (the "Board") of Lake Placid Water Control and Improvement District No. 1 (the "District") met in regular session in person, open to the public, on the 20th day of August 2024, at Lake Breeze Ski Lodge, 225 Ski Lodge Rd., McQueeney, TX 78123, outside the boundaries of the District, and the roll was called of the members of the Board:

Mr. Robin Dwyer	President
Mr. Randall Cox	Secretary
Mr. Jay Haselwood	Treasurer
Mr. Devin Thompson	Vice President
Mr. Keith Strimple	Assistant Secretary

And all of the above were present, except Director Dwyer, thus constituting a quorum.

Also present at the meeting, either in person or by videoconference, are members of the public, some of whose names are listed on the attached sign-in sheet or online attendance sheet; Calep Estes and Danae Dehoyos of Touchstone District Services; Michael Arterburn of Utility Tax Service, LLC, attending virtually; Terrell Palmer of Post Oak Municipal Advisors, LLC, attending virtually; and, attending virtually, Nellie Connally and Jane Miller of Allen Boone Humphries Robinson LLP ("ABHR").

Director Thompson called the meeting to order at 5:01 p.m.

PUBLIC COMMENT

Ms. Connally reviewed the District's public comment policy (the "Policy") prior to opening the floor and line for the Board to receive public comment.

Ms. Nesloney requested that the Board consider granting a full tax exemption for her property.

There being no other members of the public wishing to make a public comment at this point on the agenda, Director Thompson moved to the next agenda item.

APPROVE MINUTES

The Board reviewed the minutes of the May 14, 2024, meeting. Director Haselwood moved to approve the minutes. The motion was seconded by Director Thompson and passed unanimously.

COMMUNITY OUTREACH AND PUBLIC EDUCATION

Director Cox reported regarding updates to the District website.

FINANCIAL AND BOOKKEEPING MATTERS AND BUDGET FOR FISCAL YEAR ENDING SEPTEMBER 30, 2025

Director Haselwood reviewed the bookkeeper's report, a copy of which is attached, discussed tax collections and reviewed a draft budget for the fiscal year ending September 30, 2025. Following review and discussion of the financial report, including tax revenue, Director Strimple moved to (1) approve the bookkeeper's report and payment of invoices; and (2) approve a budget for the fiscal year ending September 30, 2025. The motion was seconded by Director Cox and passed unanimously.

TAX MATTERS

Mr. Arterburn updated the Board regarding work with the Guadalupe Central Appraisal District to verify accounts and values within the District.

2024 DEVELOPMENT STATUS

Ms. Connally discussed the "truth-in-taxation" property tax calculations and tax levy process for water districts and stated that Chapter 49 of the Texas Water Code establishes three main categories for water districts, based on a district's development status and/or tax rate. She reviewed the definitions for each of the three categories and said the Board must annually determine the District's category for that tax year and follow the associated notice and levy provisions in the Texas Water Code.

Discussion ensued regarding the District's development status. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a Developing District for the 2024 tax year.

Following review and discussion, Director Thompson moved to adopt a Resolution Regarding Development Status for 2024 Tax Year establishing the District as a Developing district for the 2024 tax year, pursuant to Section 49, Texas Water Code, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Haselwood seconded the motion, which passed unanimously.

2024 TAX RATE

The Board then considered the District's 2024 tax rate. Mr. Palmer reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a total tax rate of \$0.9319 per \$100 of assessed valuation, based on the District's initial 2024 certified value. A copy of the debt service tax rate analysis is attached. The Board then discussed the District's operation and maintenance tax rate. Ms. Connally

discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Haselwood moved to: (1) set public hearing date; and (2) authorize publication of a notice in the Seguin Gazette of the District's meeting to set the proposed 2024 total tax rate of \$0.9319 per \$100 of assessed valuation. Director Cox seconded the motion, which passed unanimously.

TEXAS WATER DEVELOPMENT BOARD FUNDING

Mr. Palmer discussed sending a request to the Texas Water Development Board requesting an extension of time for the District to close on its remaining funds. Following discussion, Director Thompson moved to authorize execution of a letter to the TWDB requesting an extension of time for the District to close on its remaining funds. Director Haselwood seconded the motion, which passed unanimously.

MATTERS RELATED TO GUADALUPE-BLANCO RIVER AUTHORITY ("GBRA") AND ENGINEERING UPDATES

Director Strimple provided an update regarding dam construction. Following discussion, Director Haselwood moved to authorize Director Cox to work with Touchstone to distribute construction notifications to District residents regarding the estimated lake level drop during construction for an amount not to exceed \$1,500. Director Strimple seconded the motion, which passed unanimously.

EXECUTIVE SESSION PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE

The Board determined that it was not necessary to convene in execution session.

MEETING SCHEDULE AND AGENDA ITEMS

The Board concurred to hold its next meeting on September 18, 2024, at 5:00 p.m.

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

(SEAL)


Secretary, Board of Directors



ATTACHMENTS TO THE MINUTES

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