

BAUER LANDING WATER CONTROL AND IMPROVEMENT DISTRICT

Minutes of Meeting January 11, 2024

The Board of Directors (the "Board") of Bauer Landing Water Control and Improvement District (the "District") met in regular session, open to the public, at 12:00 p.m. at the regular meeting place located outside the boundaries of the District, whereupon the roll was called of the members of the Board, to-wit:

Donn A. Land	President
Don Riggs	Vice President
Kameron Pugh	Secretary
Juan Olivo	Treasurer
Keith Arrant	Assistant Secretary

All members of the Board were present except Director Arrant, thus constituting a quorum. Also attending were: Jordan Konasheck of Pape-Dawson Engineers, Inc. ("PDE"); Carolyn Walker of McLennan & Associates ("Bookkeeper"); John McLaughlin of Bob Leared Interests ("Tax Assessor/Collector"); Chip Petronella of Champions Hydro-Lawn, Inc. ("Champions"); and Caleb D. Villarreal, attorney, and Mirna Croon, paralegal, of Johnson Petrov LLP ("JP").

The meeting was called to order at 12:07 p.m. and evidence was presented that public notice of the meeting had been given in compliance with Texas law.

PUBLIC COMMENT. There was no public comment.

APPROVE MINUTES OF OCTOBER 12, 2023 2023 BOARD MEETING. Upon motion by Director Pugh, seconded by Director Olivo, after full discussion and with all Directors present voting aye, the Board approved the minutes of the October 12, 2023 Board meeting.

INSURANCE POLICY RENEWAL. Upon motion by Director Pugh, seconded by Director Olivo, after full discussion and with all Directors present voting aye, the Board approved the insurance renewal proposal from Arthur J. Gallagher, a copy of which is attached hereto as Exhibit "A".

TAX ASSESSOR/COLLECTOR'S REPORT. Mr. McLaughlin reviewed the Tax Report for the period ending December 31, 2023, a copy of which is attached hereto as Exhibit "B". He noted that the District is 17.197% collected for the 2023 tax year.

Upon motion by Director Pugh, seconded by Director Riggs, after full discussion and all Directors present voting aye, the Board approved the Tax Assessor/Collector's Reports along with checks presented therein.

BOOKKEEPER'S REPORT. The President recognized Mrs. Walker who presented to and reviewed with the Board the Bookkeeper's Report, a copy of which is attached hereto as Exhibit "C".

Upon motion by Director Pugh, seconded by Director Riggs, after full discussion and with all Directors present voting aye, the Board approved the Bookkeeper's Report along with the checks presented therein.

ENGINEERING REPORT. Mr. Konasheck presented to and reviewed with the Board the Engineering Report, a copy of which is attached hereto as Exhibit "D".

Next, upon motion by Director Pugh, seconded by Director Riggs, after full discussion and with all Directors present voting aye, the Board (i) authorized PDE TO advertise the Cypress Trails at Bauer Landing Detention Basin project for bids; (ii) authorized PDE to advertise the Cypress Trails at Bauer Landing Section 1 Water, Sewer and Drainage project for bids; (iii) awarded the contract for Cypress Trails at Bauer Landing Clearing, Grubbing, Mass Grading and Detention Basin Facilities to Hurtado Construction Company in the amount of \$2,318,750.03, as recommended by PDE; and (iv) approved the Engineer's Report.

DETENTION AND DRAINAGE FACILITIES REPORT ("Report"). Mr. Petronella presented to and reviewed with the Board the Detention and Drainage Facilities Report, a copy of which is attached hereto as Exhibit "E".

Upon motion by Director Pugh, seconded by Director Olivo, after full discussion and with all Directors present voting aye, the Board approved the Report. This includes the graffiti removal proposal totaling \$780 and the proposal to regrade swales totaling \$8,070.

ORDER CALLING DIRECTORS ELECTION FOR MAY 4, 2024 ("ORDER"). Upon motion by Director Riggs, seconded by Director Olivo, after full discussion and with all Directors present voting aye, the Board approved the Order.

NEXT MEETING DATE. The Board agreed to hold its next meeting on February 22, 2024.

ADJOURNMENT. There being no further business to come before the Board, the Board concurred to adjourn the meeting at 12:55 p.m.

[EXECUTION PAGE FOLLOWS]

PASSED, APPROVED AND ADOPTED this 22nd day of Feb., 2024.



Secretary, Board of Directors

- "A" Insurance Proposal
- "B" Tax Collection Report
- "C" Bookkeeper Report
- "D" Engineering Report
- "E" Detention and Drainage Facilities Report

