

## **BAUER LANDING WATER CONTROL AND IMPROVEMENT DISTRICT**

### **Minutes of Meeting November 14, 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:

Kameron Pugh	President
Don Riggs	Vice President
Donn Land	Secretary
Juan Olivo	Director
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 Patronella of Champions Hydro-Lawn, Inc. ("Champions"); and Daniel David, attorney, and Mirna Croon, paralegal, of Johnson Petrov LLP ("JP").

The meeting was called to order at 12:02 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 9, 2024 BOARD MEETING. Upon motion by Director Land, seconded by Director Olivo, after full discussion and with all Directors present voting aye, the Board approved the minutes of the October 9, 2024 Board meeting.

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 "A". She also presented the Budget for Fiscal Year Ending ("FYE") December 31, 2025, a copy of which is attached to the Bookkeeper's Report.

Upon motion by Director Olivo, seconded by Director Riggs, after full discussion and with all Directors present voting aye, the Board approved (i) the Bookkeeper's Report along with the checks presented therein; and (ii) the Budget for FYE December 31, 2025, with the landscaping annual budget increased from \$150,000 to \$200,000.

TAX ASSESSOR/COLLECTOR'S REPORT. Mr. McLaughlin reviewed the Tax Report for the period ending October 31, 2024, a copy of which is attached hereto as Exhibit "B". He noted that the District is 99.785% collected for the 2024 tax year.

Upon motion by Director Riggs, seconded by Director Land, after full discussion and with all Directors present voting aye, the Board (i) approved the Tax Assessor/Collector's Report; and (ii) authorized payment of checks numbered 1121 and 1122 from the Tax Account.

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

Next, upon motion by Director Land, seconded by Director Pugh, after full discussion and with all Directors present voting aye, the Board (i) Pay Estimate No. 4 for \$62,329.508 to Texas KB Utilities, LLC for the Drainage Facilities construction to serve Cypress Trails at Bauer Landing, Section 1, as recommended by Pape-Dawson; (ii) Pay Estimate No. 7 for \$127,740.69 to Hurtado Construction Company for the Detention Basing Facilities for Cypress Trails at Bauer Landing Detention Phase 1, as recommended by Pape-Dawson; and (iii) approved the Engineer's Report.

DETENTION AND DRAINAGE FACILITIES REPORT ("Report"). Mr. Patronella presented to and reviewed with the Board the Detention and Drainage Facilities Report, a copy of which is attached hereto as Exhibit "D". He also reviewed the Annual Maintenance budget, a copy of which is attached to the Report.

Upon motion by Director Riggs, seconded by Director Land, after full discussion and with all Directors present voting aye, the Board approved the Report with the Annual Maintenance Schedule.

NEXT MEETING DATE. The Board agreed to hold its next Board meeting on January 23, 2025.

ADJOURNMENT. There being no further business to come before the Board, the Board concurred to adjourn the meeting at 12:25 p.m.

[EXECUTION PAGE FOLLOWS]

PASSED, APPROVED AND ADOPTED this 23<sup>rd</sup> day of JAN., 2025.

  
Secretary, Board of Directors

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