

**HUNTERS CROSSING LOCAL GOVERNMENT CORPORATION
MINUTES
July 26, 2017, 6:00 PM**

The Hunters Crossing Local Government Corporation Board met on July 26, 2017, at Bastrop City Hall located at 1311 Chestnut Street, Bastrop, Texas. Board members in attendance were Lynda Humble, Rick Womble, Michelle Dodson, and Lyle Nelson. Also in attendance were Cindy Pope, Trey Job, Tracy Waldron, Wesley Brandon, Connie Schroeder and Heather Ambrose. Brian Rider, Brandon Johnson, and Christopher Conrad were absent.

Members of the public in attendance were Bastrop County Commissioner Precinct 1, Mel Hamner and Richard Gartman.

1. Call Meeting to Order.

Board President Lynda Humble called the meeting to order at 6:00 PM with a quorum being present.

2. Public Comments.

There were no public comments.

3. Approval of meeting minutes of April 26, 2017.

Lyle Nelson made the motion to approve the minutes as presented. Seconded by Rick Womble and carried unanimously.

4. WORKSHOP SESSION

4.A Discuss the FY 2018 Proposed Budget for the Hunters Crossing Local Government Corporation.

Chief Financial Officer Tracy Waldron displayed a Power Point presentation. Ms. Waldron advised that the Capital Rate increased in accordance with the Service and Assessment Plan currently in place.

Ms. Waldron showed the projected FY17-18 budget and explained that a parcel in the area had been sold which will result in additional assessment this year. Lyle Nelson requested a copy of the presentation.

Ms. Waldron reviewed the few expenses in the proposed budget. She explained the mowing contract for ponds etc. remains the same for FY2018. Ms. Waldron stressed that the budget for FY2018 is very tight.

Ms. Humble explained to those in attendance why the Maintenance and Operations fund has not increased. President Humble further stressed that the members of the Board have a vested interest in the Hunters Crossing budget and reviewing how the money is spent. Ms. Humble said she would like to hold special meetings in anticipation of next year's budget rather than make changes to this year's budget. It's important to determine what the PID is responsible for related to maintenance to ensure upkeep and maintain property values. It's also important to understand what improvements and maintenance the Hunters Crossing property owners value most and who will be responsible for completion and funding.

President Humble said she has received several requests for maintenance of fences but there is no money in the PID fund to cover this expense. Ms. Humble asked Public Works Director Trey Job how much maintenance of the fences is anticipated to cost. Mr. Job estimated \$33,000 for the wooden fences along the roadway. Ms. Humble said that if there seems to be support for raising the PID fee, a letter could be sent to property owners requesting input. Mr. Job asked Board Member Michelle Dodson when the HOA will meet again. Ms. Dodson advised the next meeting is November 6, 2017. Mr. Job inquired whether they could possibly meet sooner and Ms. Dodson said that might be possible. Ms. Dodson said that input from the homeowners can be requested but she feels there may not be enough support for an increase in fees for maintenance of the fences at this time.

Lyle Nelson said that he feels it is critical to understand what each entity is responsible for handling and the level of that responsibility. He said the documents are difficult to understand and this leads to some confusion and frustration over responsibilities. He is hopeful that someone with a clear understanding of these documents can give guidance in the future.

Rick Womble inquired what the budget timeline is for FY2018. Ms. Waldron stated that the budget will be brought back before the Board in September for action. Ms. Waldron added that a public notice of the September 19th meeting will be published in the newspaper and notices will be mailed to the property owners in the PID.

Lyle Nelson expressed that he feels that there must be adequate information distributed before the Board considers recommending an increase in fees. Ms. Humble agreed that the budget planning should begin in the spring prior to the budget year beginning to allow ample time to discuss the value versus cost. Communication and education will be critical to understanding.

Forestar Representative Cindy Pope added that some additional revenue will be received as a result of property sold.

Mr. Richard Gartman expressed that he feels there is a lack of understanding and confusion amongst some property owners related to the various roles and responsibilities or the PID, City, and HOA. He agreed that educating the community is important.

5. The Local Government Corporation Board of Directors will adjourn Workshop Session to take any necessary actions(s).

No action was taken.

6. Consider action regarding setting the time, date and location for presenting the "Proposed FY18" budget and FY18 "O & M Assessment" for the Hunters Crossing Subdivision PID.

Ms. Waldron advised that the meeting is tentatively scheduled for Tuesday, September 19, 2017 at 6:00 PM.

Mr. Womble asked whether the Board has ever held meetings closer to the Hunters Crossing Subdivision to encourage participation. Ms. Humble said that the Board could potentially hold meetings in the area if a suitable location can be found. After discussion, it was determined that to avoid confusion it would be best to hold the Public Hearing at the City Council Chamber location since people have known the meetings to be held here in the past. Ms. Humble instructed Heather Ambrose to research a future meeting location for the next meeting following the Public Hearing.

Rick Womble made the motion to hold a public hearing for presenting the "Proposed FY18" budget and FY18 "O & M Assessment" for the Hunters Crossing Subdivision PID on Tuesday, September 19, 2017 at 6:00 PM in the City Council Chambers. Seconded by Michelle Dodson and carried unanimously.

7. Presentation of the unaudited Quarterly Financial Summary Report for the period ending June 30, 2017.

Ms. Waldron said the budget reported is actual as of June 30th and the only possible change would be if there are any delinquent taxes received or interest earned for revenue. Ms. Waldron highlighted that the irrigation expense is slightly higher than normal and slightly over budget. Ms. Waldron advised that she will be bringing back a budget amendment.

Ms. Waldron said that professional services is also over budget related to the drainage issue and related studies. Ms. Humble explained that the Hunters Crossing LGC Board was served with a lawsuit from multiple plaintiffs. Multiple defendants were served and the LGC Board is just one of many. The basis of the suit is related to the downstream impact of the past drainage issues. Mr. Womble asked if the legal fees have been included in the projections and Ms. Waldron confirmed. Ms. Humble said there will likely be a future executive session to discuss the legal issues.

Ms. Waldron discussed and provided explanation for various aspects of the report related to debt, expenses and revenue.

8. Presentation regarding the drainage improvements within and around the Hunters Crossing Subdivision.

City Engineer Wesley Brandon presented a Power Point with an update on the drainage improvement progress. Mr. Brandon reminded the Board that the drainage study was completed in December 2016 with recommendations for improvements and modifications. From the study, the work was posted for bids, and a contractor, TCB Construction, was hired in April 2017. The project is scheduled for completion 9/15/17. The preconstruction meeting was held earlier in July.

Ms. Humble inquired why there was a lag time between the hiring of the contractor and the preconstruction meeting. Mr. Brandon advised there was a delay due to some issues on the contractor's part but that the work is still progressing on schedule.

Mr. Brandon showed a map of the Hunters Crossing area. There are six different study areas. He reviewed the significant areas. He explained that some of the improvements and modifications will include increasing the height of the original diversion berm and improving and clearing the drainage inlets. Rick Womble inquired where the berm directs water. Mr. Brandon stated the channel drains water west to the storm inlet and then routes to an underground neighborhood drainage system. Mr. Brandon added that another important improvement is to rebuild one of the sidewalks to create a spillway that will help alleviate the water building up.

Mr. Brandon showed a photo of some of the improvements that have been completed. Some of the improvements are designed to make ongoing maintenance easier. Mr. Womble inquired when the pictures were taken and Mr. Brandon advised the past summer.

Mr. Brandon announced that the City and Bastrop County have entered into a co-project related to replacing the existing inadequate Shiloh Road culvert south of the Hunters Crossing neighborhood. Both the Commissioner's Court and City Council approved an Interlocal Agreement for resources for this project. The new culvert will be able to handle 7x the flow of the existing culvert. Mr. Job emphasized that the PID is not paying for the culvert. Commissioner Mel Hamner explained that the work is intended to increase the culvert from a two year flood capacity (according to his files) to a 100 year flood capacity.

9. Informational update to Board, by Chair, on matters related to the Hunters Crossing Local Government Corporation and/or Public Improvement District.

President Humble advised that Mayor Connie Schroeder's recent Board appointments were methodical to ensure that the various groups and entities with an interest in Hunters Crossing are represented.

Ms. Humble notified the Board that the City is working with a law firm to review and audit the PID documents and ensure proper compliance (i.e. structure of PID; responsibility for expenses). The documents were prepared many years ago before most current staff were hired. The current documents are difficult to read and somewhat ambiguous, but the attorneys will provide professional guidance. Ms. Humble stressed that the goal is soon to be in a better place of understanding from a legal perspective. She added that it may be worthwhile for the Board to meet more frequently than quarterly to discuss the progress and possible resolutions.

Ms. Humble advised that at this time the attorneys cannot provide a timeline for completing the review of the documents. Ms. Humble asked Ms. Pope to relay to Forestar that they may be contacted simply to assist in providing any documents that may fill in the gaps in review. Ms. Humble hopes that there may be an update by the September meeting.

10. Invitation for input from Board members related to issues for possible inclusion on future agendas.

The Board requested that research be done related to finding a location for future Board meetings nearer to the Hunters Crossing development. This should be placed on the agenda for the next meeting. Several Board members suggested that the meeting location be within the PID boundaries.

In the future, the Board would also like to take a tour of Hunters Crossing to better understand the various areas of responsibilities and maintenance needs.

Newly appointed members of the Board requested a copy of the Board's bylaws.

Mayor Connie Schroeder mentioned that the length of Board terms are another area that is being reviewed.

11. Consideration, discussion, and possible action to confirm the time and date for the next quarterly meeting of the Hunters Crossing Local Government Corporation.

President Humble asked that this item will be considered on the September 19, 2017 agenda with wording as "next" meeting rather than "quarterly". Should it be necessary for an executive session to be scheduled, an October meeting may be required. Ms. Humble indicated that she will not be available on October 25th.

12. Adjourn.

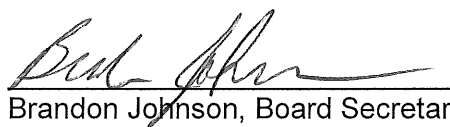
Lyle Nelson made the motion to adjourn the meeting at 7:08 PM. Seconded by Michelle Dodson and carried unanimously.

APPROVED:



Lynda Humble, Board President

ATTEST:



Brandon Johnson, Board Secretary