

Minutes
Lakeway Municipal Utility District
Board of Directors Meeting
June 8, 2022

The Board of Directors met in REGULAR session at 9:30AM at 1097 Lohmans Crossing, Lakeway, Texas, with the following participating:

Directors Present:	John Sayre Larry Burmeier Lawrence Christian Don Goff Phil Lanier
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Directors Absent:	None
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Staff Present:	Earl Foster Loyd Smith
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QUORUM:

1. Determine Quorum and Call to Order
Meeting was called to order at 9:30 AM.
Sayre declared a quorum of Directors present.
2. Pledge of Allegiance was led by Sayre.

CITIZENS

3. None

AGENDA ITEMS:

4. Discussion and possible action to approve Assignment of Commercial Contract Unimproved Property by and between the District and HSD-Holdings, Ltd., pertaining to the sale of land generally situated at 1829 Lohmans Crossing, Lakeway Texas to HSD Lohmans Partners, LP.
 - Foster stated this was a request to change the agreement from HSD-Holdings Ltd. to an agreement between LMUD and HSD Lohmans Partners, LP, and added that the LMUD attorney is OK with the change.
 - Christian asked if HSD Lohmans Partners, LP was viable and able to perform.
 - Foster said he didn't know the answer but believes Haythem wants to be the sole investor. Foster added he didn't know who is in the new partnership.
 - Sayre said we don't really care.

- Burmeier moved to accept the assignment of the contract as presented; Christian seconded.
 - General Board discussion.
 - Motion passed unanimously.
5. Discussion and possible action on "Tenth Amendment to Commercial Contract Unimproved Property" by and between the District and HSD-Holdings, Ltd., pertaining to the sale of land generally situated at 1829 Lohmans Crossing, Lakeway, Texas.
- Foster said the amendment moves closing #2 to January 31, 2024 and closing #3 to July 31, 2023. The extension payments will increase to \$20K per month. New dates for Reuse and Pond completion will need to be added to the 10th amendment.
 - Goff asked if Main Street is included in Phase 1; Foster replied yes, and that land has already been closed on.
 - Goff asked what percentage would LMUD be making with the change to \$20K; Foster replied about 4 ½ %, a good yield.
 - Christian moved to approve changing closing #2 to January 31, 2024, changing closing #3 to July 31, 2023, and changing the monthly extension payments to \$20K as presented; Goff seconded.
 - General Board discussion.
 - Motion passed unanimously.
6. Discussion and possible action to approve Hoover Construction Pay App #7, final payment on projects 5 through 11.
- Foster said Hoover has completed the Lift Station and projects 5-11 and will be starting projects 12 & 13 now. He added they are about \$80K below their estimate, but there may be some overage on the next project.
 - Burmeier moved to approve the Pay App as presented; Lanier seconded.
 - General Board discussion.
 - Motion passed unanimously.
7. Discussion and possible action on status of Out of District pressure sewer system for Lakeway Phase 1 Secs. 1-17.
- Foster said we continue to have supply chain issues, but we were able to get 12 installed plus 2 self-installs. Porpoise is almost complete, and we will be on Sunfish next.
 - Lanier asked if the supply problems were U.S. or Overseas problems; Foster replied it appears to be U.S. We are having issues getting pumps, fiberglass tanks, and control panels.
 - Burmeier asked if there were about 50 left in Phase 1; Foster replied closer to 150, that the numbers on the chart included previous installs.

- Foster added that we are seeing 20-30% increase in costs, but the crews are doing an excellent job.
- Sayre asked that Staff pass along the Board's appreciation to the crews working the project.
- General Board Discussion
- No action was taken.

8. Discussion and possible action on Financials, Calendar.

- Foster reviewed financials at the 7 month point of LMUD's Fiscal Year saying LMUD continues to be in good financial shape with both Revenues and Expenses.
- Foster added we are beginning the budget process.
- Sayre asked what number is being used for inflation.
- Foster replied he looks at each category and uses gut feeling to adjust for inflation.
- Goff asked about a large charge in the financials; Foster replied this was just a \$5.5M transfer from General Fund to Capital Construction, not an expense.
- Sayre asked what increase was being used for labor; Foster replied 4%.
- Foster said we won't know about medical insurance premiums until mid to late August, and that we saved \$100K on premiums this year.
- General Board discussion.
- No action was taken.

CONSENT AGENDA- The following consent items may be approved by one Board vote. Any Director may pull consent items from the consent agenda for discussion.

Goff moved to approve the consent agenda; Burmeier seconded. Motion passed unanimously.

9. Approve Minutes from Regular Board meeting May 11, 2022.
10. Approve Minutes from Special Board meeting May 24, 2022.

ADJOURNMENT

The meeting was adjourned at 9:59 AM.

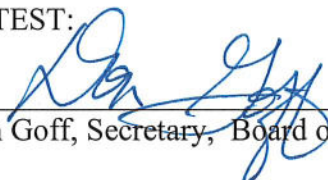


Loyd Smith, Finance/Administration Manager

Minutes approved on the 13th day of July 2022.



John Sayre, President, Board of Directors

ATTEST:


Don Goff, Secretary, Board of Directors

