

MINUTES OF
LAKE MCQUEENEY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1

June 17, 2025

The Board of Directors (the "Board") of Lake McQueeney Water Control and Improvement District No. 1 (the "District") met in regular session in person, open to the public, on the 17th day of June 2025, at Lake Breeze Ski Lodge, 225 Ski Lodge Road, McQueeney, TX 781234, inside the boundaries of the District, and the roll was called of the members of the Board:

Robert L. Worth, Jr.	President
Paul A. Mueller	Vice President
Lindsey Gillum	Secretary
David Doughtie	Treasurer/ Assistant Secretary
Michele Norris	Assistant Vice President

And all of the above were present, except Directors Gillum and Mueller, thus constituting a quorum.

Also present at the meeting, either in person or by videoconference, were members of the public, some of whose names are listed on the attached sign-in and online attendance sheets; Calep Estes of Touchstone District Services ("Touchstone"); and, attending virtually, Terrell Palmer of Post Oak Municipal Advisors LLC; Chief Appraiser Peter Snaddon of the Guadalupe Appraisal District ("GAD"); and Jane Miller of Allen Boone Humphries Robinson, LLP ("ABHR").

PUBLIC COMMENT

Director Worth opened the floor and line for the Board to receive public comment. There being no members of the public present in person or attending remotely requesting to make a public comment, the Board moved to the next agenda item.

MINUTES

The Board reviewed the minutes of the April 15, 2025, regular meeting. Director Doughtie moved to approve the minutes. The motion was seconded by Director Norris and passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Director Doughtie reviewed the bookkeeper's report, a copy of which is attached.

Following review and discussion of the financial report, including tax revenue, Director Norris moved to approve the bookkeeper's report and payment of invoices. The motion was seconded by Director Worth and passed unanimously.

AUTHORIZE DELINQUENT TAX ATTORNEY TO PROCEED WITH COLLECTION OF DELINQUENT TAXES

The Board considered authorizing collection of 2024 real property taxes that are delinquent on July 1, 2025. Upon a motion made by Director Norris and seconded by Director Doughtie, the Board unanimously authorized the tax assessor collector to proceed with the delinquent tax collection when appropriate.

ENGINEERING UPDATE

Directors Norris and Doughtie provided an update regarding dam construction and reviewed a written Lake McQueeney Dam Construction Report, a copy of which is attached. Discussion ensued regarding certain required testing that will be conducted by Guadalupe-Blanco River Authority ("GBRA") before final completion of the dam construction project. The Board discussed asking someone with additional knowledge of the various tests to attend the next regular board meeting.

Mr. Palmer then reviewed a calculation of estimated costs to complete the District's dam construction project and the options for funding the remaining construction. He said GBRA will be issuing a cash call invoice in late June or early July to fund ongoing construction, and he stated that the District has the funds available to meet the request. Following discussion, the directors concurred to defer discussion until the July regular Board meeting and requested back up from GBRA justifying the upcoming cash call for construction funds.

GUADALUPE CENTRAL APPRAISAL DISTRICT MATTERS

Chief Appraiser Snaddon and Director Doughtie discussed the GAD's proposed purchase and renovation of the Mary Erskine building at 216 E. College Street in Seguin for a future expansion of the GAD's office and operations. Chief Appraiser Snaddon requested the Board's support in the form of a resolution approving the proposed acquisition and renovation and the allocation of proceeds from the sale of the GAD's current building at 3000 N. Austin Street in Seguin to make future payments towards the proposed acquisition and renovation of the Mary Erskine Building. Following review and discussion, Director Doughtie moved to adopt a Resolution in Support of Renovation of 216 E. College Street in Seguin, Texas as a Future Site for Appraisal District Operations. The motion was seconded by Director Norris and passed unanimously.

WEBSITE AND COMMUNICATION MATTERS

Director Norris reviewed a written website and communications report, a copy of which is attached.

MEETING SCHEDULE

The Board concurred to hold its next meeting on Tuesday, July 15, 2025, at 4:00 p.m.

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

/s/ Lindsey Gillum

Secretary, Board of Directors



ATTACHMENTS TO THE MINUTES

	<u>Page</u>
Sign-In Sheet	1
Bookkeeper's Report.....	1