

MINUTES OF MEETING
OF
SENNA HILLS MUNICIPAL UTILITY DISTRICT

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

A meeting of the Board of Directors of Senna Hills Municipal Utility District, open to the public, was held at 6:00 p.m. on December 11, 2017 at Barton Creek Elementary School (Cafeteria), 1314 Patterson Road, Austin, Texas 78733, pursuant to notice duly given in accordance with law.

1. CALL TO ORDER

President Chet Palesko called the meeting to order at 6:30 p.m. delaying the start of the meeting to coincide with the start of the Senna Hills HOA meeting.

2. ROLL CALL OF DIRECTORS

The Directors present were:

Chet A. Palesko – President
David I. Perl – Vice President
Lisa S. McKenzie – Secretary
Joe Szoo – Assistant Secretary

thus, constituting a quorum. Assistant Secretary Corey Newhouse was absent.

The following Senna Hills HOA members were in attendance: John Chamblee, Kevin Felts, David Howell and Scott Ramsower.

Also, in attendance were Senna Hills HOA Attorney Lance Lackey, Carrie Martin of Goodwin Management, Rip and Lori Miller, Brandi McDaniel and Deborah Ebersole of Studio D, the architects for the proposed office complex and approximately 50 homeowners from Senna Hills.

3. PARTICIPATION IN JOINT MEETING WITH THE SENNA HILLS HOMEOWNERS ASSOCIATION WHICH WILL BE AN INFORMATIONAL MEETING ON THE PROPOSED CONTRACT BY AND AMONG SENNA HILLS, LTD., SENNA HILLS TRUST, SENNA HILLS HOA AND SENNA HILLS MUD

John Chamblee introduced the proposed transaction and provided background information.

Rip Miller and Brandi McDaniel presented the proposed project design and answered questions from the residents. Mr. Miller stated that the office complex would be worth \$45 million. Mr. Miller also stated that he always intended for the 11.73-acre site to be an office

complex. Residents asked questions about the Bee Caves Road access; how the emergency only gate onto Senna Hills Drive would be controlled; how much on-site parking would be available and how office tenants would be prevented from parking on Senna Hills' streets. The homeowners of 2301 Gilia Drive asked about the proximity of office parking to their home's rear yard (50 feet) and whether the height of the office building meant tenants would look down into their home. Mr. Miller was asked for a time table for his project, which he estimated 18 months to get City and TXDOT approvals, and then a year or more to construct the buildings, depending on whether he builds all three buildings at once or phases them in.


Mr. Miller's team left the meeting about 7:30 p.m.

During the Q+A time with the residents, President Chet Palesko answered a question about the office complex's expected impact on MUD costs, saying that the current plant expansion adds enough treatment capacity to serve the office complex. Lisa McKenzie described the litigation pending with SHL, in response to another question. Mrs. McKenzie also described the series of approvals that must be received prior to the HOA receiving title to the lots fronting Bee Caves Road.

****NO ACTION WAS TAKEN AT THIS MEETING.****

4. ADJOURN

President Chet Palesko adjourned the meeting at 9:15 p.m.


Chet A. Palesko, President

ATTEST:


Lisa S. McKenzie, Secretary

