

MINUTES OF SPECIAL MEETING
OF
SENNA HILLS MUNICIPAL UTILITY DISTRICT

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

A special meeting of the Board of Directors of Senna Hills Municipal Utility District, open to the public, was held at 7:10 a.m. on October 14, 2022 at Willatt & Flickinger, PLLC, 12912 Hill Country Blvd., Ste. F-232, Austin, Texas 78738, pursuant to notice duly given in accordance with law.

1. CALL TO ORDER

The meeting was called to order.

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
Corey Newhouse – Assistant Secretary

thus constituting a quorum. All Directors were present.

Also present at the meeting were Greg Szuman and Allison Nix of Willatt & Flickinger, PLLC, Anand Patel and Jason Baze of Murfee Engineering, Makenzi Scales of Inframark, and District residents Pat Monnin and Peiyu Ren.

Attending via Zoom were Bill Flickinger with Willatt & Flickinger, PLLC and multiple District residents.

Attorney Bill Flickinger explained the public comments process. The Board introduced themselves to the attendees. President Chet Palesko noted that due to the number of residents wishing to provide public comments, each person will be allowed one minute to speak. All residents wishing to speak commented on Agenda Item No. 3, as follows:

District resident Raj Ganganamani commented that he is opposed to the contract because of Rip Miller's violations and because the change in the site plan increases impervious cover which would likely flood Gilia Drive.

VJ asked what the financial advantages would be for the MUD with respect to the Senna Hills development. President Palesko noted the Board cannot respond to questions and can only listen to comments from the public. VJ had no comment.

Vishal Sheth commented that he does not live on Gilia Drive but stands in solidarity with its residents and supports the opposition they have expressed.

Vandana opposes the new site plan because it is violating the contract between the HOA and the MUD.

Hilary King has lived on Gilia Drive since 2009. When she purchased her home, she was told a school may be built at the site in the distant future but nothing else, and she is concerned for the safety of her children and commercial traffic in the community. She said the parking lot and proposed trail are too close to her property. Ms. King added that the developer made false promises.

Sanchita Bhadra commented that she has been a Muddler Cove resident since 2008 and was also led to believe the site would be for a small education center. She said the development encroaches on her feeling of safety and has concern for impending traffic problems. Ms. Bhadra said it is not right to violate the contract and opposes the change.

Sri has lived on Gilia Drive since 2007. He said the developer has done so many flip-flops and has violated everything on the plan. Sri opposes the plan.

Allen opposes the plan.

Eli commented on his opposition to the development of the complex and said all residents on Gilia Drive are against it due to safety concerns and the development being so close to their backyards.

Sean Parmelee lives on Muddler Cove and has the same concerns as the other commenters. Mr. Parmelee opposes the new plan.

Erwin H. commented he has lived on Gilia Drive since 2013 and is concerned with the change in the contract without letting residents know. He said the parking lot is getting larger and closer to the residences which is a safety issue.

Asgokhal commented that he does not live on Gilia Drive, but based on the fact that the contract has been violated, it is legal grounds to stop the development.

Pat Monnin said she lives on Gilia Drive across from the parking lot and is concerned with its proximity to the residences. She is opposed due to safety concerns.

Peiyu Ren has lived on Gilia Drive since 2009. She said the plan changes all the time, and the developer has violated it and his initial promises. Ms. Ren is opposed to the plan.

President Palesko thanked everyone for their time and stated public comments are allowed at all meetings, so the residents are welcome any time. He said the Board will enter closed session next and interested residents will be contacted once the Board returns to open meeting.

3. CONTRACT BY AND AMONG THE DISTRICT, SENNA HILLS HOMEOWNERS ASSOCIATION, INC.; SENNA HILLS, LTD. AND THE SENNA HILLS TRUST; IMPLEMENTATION OF MEDIATED SETTLEMENT AGREEMENT; APPLICATION TO AMEND TCEQ PERMIT; SITE PLAN APPROVAL

President Chet Palesko announced that the Board of Directors will go into closed session for consultation with the District's attorney pursuant to Section 551.071 of the Texas Government Code regarding matters related to Agenda Item No. 3. The Board went into closed session at 7:35 a.m.

At 8:46 a.m., President Palesko announced that the Board of Directors had concluded its closed session and was returning to open meeting, and that no action was taken during the closed session.

Joe Szoo extended his appreciation to the residents for attending the meeting. He noted that the main focus of the Board is on the utility aspects at the site and not on the aesthetics or other items. Mr. Szoo recommend the residents continue to work with the HOA and its attorneys on issues that are not utility related.

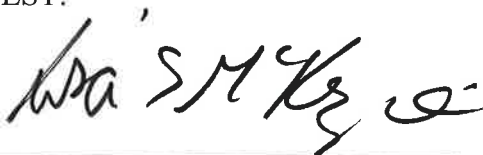
4. ADJOURN

President Chet Palesko adjourned the meeting.



Chet Palesko, President

ATTEST:



Lisa S. McKenzie, Secretary

[SEAL]