

**Minutes of Meeting  
Board of Directors  
Denton County Fresh Water Supply District No. 7  
October 20, 2020**

The Board of Directors ("Board") of Denton County Fresh Water Supply District No. 7 ("District") met in regular session, open to the public, on Tuesday, October 20, 2020, at 4:00 p.m., via video/audio conferencing, for which notice was given pursuant to Chapter 551, Texas Government Code, Chapters 49 and 51, Texas Water Code, and action taken by the Governor of the State of Texas under Section 418.016, Texas Government Code.

The roll was called of the members of the Board, to wit:

William Randall Fogle	President
David J. Ware	Vice President
Stephen D. Spence	Secretary
Todd Beggs	Treasurer
Lynne Thompson	Assistant Secretary

All members of the Board were present for the meeting either via video or audio conference, except Director Spence, thus constituting a quorum. Also attending the meeting via either video or audio conference were the following: Mr. Richard Harned, District Controller; Mr. Kevin Mercer, General Manager; Mr. Kevin Carlson, P.E. of Huitt-Zollars, Inc.; Mr. Adam LanCarte of Hilltop Securities, Inc.; Ms. Amanda Beasley of Triton Consulting Group; Mr. Mark Norton of Lantana Community Association ("LCA"); Mr. Mike Sullivan with Lantana RV Village; Ms. Diane Wetherbee, a District resident; and Mr. Jonathan H. Finke of Crawford & Jordan LLP.

1. The President called the meeting to Order at 4:00 p.m.
2. Consideration was next given to public comments. After noting that there were no members of the public participating in the meeting desiring to speak, and upon motion made by Director Beggs, seconded by Director Ware and carried unanimously, the President closed the public comment session of the meeting.
3. Consideration was next given to the approval of the minutes of the September 15, 2020, and September 24, 2020, Board of Directors Meetings. After discussion on the matter, Director Fogle moved that the minutes of the September 15, 2020, and September 24, 2020, Board of Directors Meetings be approved as written. Director Beggs seconded the motion, which carried unanimously.
4. Consideration was next given to acceptance of the 2020 Tax Roll as certified by the Denton Central Appraisal District. Mr. Finke advised the Board that the 2020 Tax Roll had been certified after the District adopted its 2020 tax rate, and noted that the Board must now formally accept the 2020 Tax Roll as certified. After discussion on the matter, Director Fogle moved that the Board accept the 2020 Certified Tax Roll as presented. Director Beggs seconded said motion, which carried unanimously.
5. Consideration was next given to an update on status of Series 2020 Unlimited Tax Road Refunding Bonds, and the taking of any action necessary or appropriate in connection therewith. In that regard, the President recognized Mr. LanCarte reported to the Board that the District's Bonds would be priced tomorrow, and that Hillwood was expecting a savings to the

District of \$1.1 million dollars or 18.5%. Director Beggs queried Mr. LanCarte as to the process of the sale. After discussion, the President noted that no formal Board action was necessary at this time.

6. Consideration was next given to the review and approval of the General Manager's Report, as presented by Mr. Mercer. In that regard, Mr. Mercer reported to the Board concerning general management items and the proposed Lantana RV Park's request for service and responded to various questions posed by the Board. After discussion on the matter, Director Beggs moved that the General Manager's Report be approved, as presented. Director Ware seconded said motion, which carried unanimously.
7. Consideration was next given to the review and acceptance of Lantana Community Association ("LCA") Report. In that regard, Mr. Norton provided the Board with an update on the Lantana Monster Mile. Director Ware thanked the LCA for holding the November 3, 2020 General Election at the amenity center. The Board queried Mr. Norton as to the status of the North Amenity Center as well as requested an update on the recent playground vandalism. After discussion on the matter, Director Fogle moved that the Board accept the LCA report as presented by Mr. Norton. Director Thompson seconded said motion, which carried unanimously.
8. The Board next deferred consideration of the review and acceptance of Engineering Report, after it was noted that no one from Huitt-Zollars, Inc. was in attendance at the meeting.
9. Consideration was next given to review and approval of Wastewater Service Contract between the District, Denton County Fresh Water Supply District No. 6 and Lantana RV Village, L.L.C. In that regard, Messrs. Finke, Sullivan and Mercer responded to various questions posed by the Board regarding matters such as hours of operation, crime, safety and a green zone for a buffer. After a lengthy discussion, the President noted that no formal Board action was necessary at this time.
10. Consideration was next given to review and approval of Tower Structure Lease Agreement between the District and New Cingular Wireless PCS, LLC, and the taking of any action necessary or appropriate in connection therewith. In that regard Messrs. Finke and Mercer reviewed said Agreement with the Board and further discussed the new access provisions. After discussion, Director Ware moved that the Board approve such Tower Structure Lease Agreement as presented, and authorized execution of same. Director Fogle seconded said motion, which carried with Directors Ware, Beggs, and Fogle voting "aye", and Director Thompson voting "no".
11. Consideration was next given to the Controller's Report presented by Mr. Harned. In that regard, Mr. Harned presented and reviewed his report with the Board. After discussion on the matter, and thorough review of the report(s) and questions in connection therewith, Director Fogle moved that the Board approve said Controller's Report, as presented. Director Beggs seconded said motion, which carried unanimously.
12. Consideration was next given to an update of District phone system and approval of new equipment. In that regard Mr. Harned presented and reviewed with the Board a proposal from Advanced Communications, LLC in the amount of \$2,890.24, and advised that it was Staff's recommendation that the Board approve such proposal for an update to the District's phone system and purchase of new phone equipment. After discussion, Director Thompson moved

that the Board approve such proposal from Advanced Communications, LLC in the amount of \$2,890.24 for new phone equipment. Director Fogle seconded said motion, which carried unanimously.

13. Consideration was next given to approval of upgrade of security system in office and maintenance buildings. In that regard Mr. Harned presented and reviewed with the Board a proposal from Lonestar Security in the amount of \$11,154.10, and advised that it was Staff's recommendation that the Board approve such proposal for an upgrade to the District's security system in the office and maintenance buildings. Director Ware queried Mr. Harned as to whether or not he had contacted the District's insurance carrier to see if the updated security system might save the District money on insurance. After discussion, Director Ware moved that the Board approve such proposal from Lonestar Security in the amount of \$11,154.10 for an upgrade to the District's security system in the office and maintenance of buildings. Director Thompson seconded said motion, which carried unanimously.
14. The Board next deferred consideration of the approval conference room and media upgrades to allow for more time to discuss this matter with the LCA.
15. Consideration was next given to the review and acceptance of the tax assessor-collector's report. In that regard, Mr. Harned presented said report to the Board. He reported that as of September 30, 2020, the collection rate of the District's 2019 tax levy was at 99.83%. After discussion on the matter, Director Ware moved that the Board approve the tax assessor-collector's report as presented. Director Thompson seconded said motion, which carried unanimously.
16. Consideration was next given to a discussion regarding golf cart use on public roads within Lantana. In that regard, Mr. Finke reported to the Board that Montgomery County has submitted a request to the Office of the Attorney General of the State of Texas to ask if a Texas Drivers License is required for driving a golf cart on public roads. After discussion, the President noted that no formal Board action was required at this time.
17. Consideration was next given to the status of appointment of directors to the Board of Denton County Development District No. 4. In that regard, Mr. Mercer noted that no action would be taken on this matter until after the November 3, 2020, General Election. After discussion, the President noted that no formal Board action was required at this time.
18. The Board next deferred consideration of a discussion regarding updates to the District's website, and the taking of any action in connection therewith, after Director Thompson noted that she would like to meet with Mr. Harned to discuss this matter before any decisions were made.
19. The Board next deferred consideration of entering closed session, as may be necessary or appropriate, pursuant to Chapter 551, Subchapter D, Texas Government Code, in particular Sections 551.071, 551.072, 551.074, and/or 551.076 Texas Government Code, regarding any of the matters described in the notice, including consultation with District legal counsel as may be applicable.
2. It was moved by Director Thompson, seconded by Director Fogle, and unanimously carried that the Board reopen Public Comments. In that regard, Director Ware advised the Board that he would like to compliment Mr. Kevin Mercer and District Staff on the job they had done in

the selection and installation of the Hike and Bike Trail equipment. Mr. Mercer reported that the equipment installation for the Hike and Bike Trail was now complete. After discussion, Director Fogle moved that the Board close public comments. Director Ware seconded said motion, which carried unanimously.

20. The Board next deferred consideration of establishing future agenda items, as there were none.

21. There being no further business to come before the Board, upon motion duly made by Director Ware and seconded by Director Thompson, the meeting was adjourned at 5:26 p.m.

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Secretary/Assistant Secretary