

**NORTHTOWN MUNICIPAL UTILITY DISTRICT  
MINUTES OF BOARD OF DIRECTORS' MEETING**

February 18, 2010

THE STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS           §

A special meeting of the Board of Directors of Northtown Municipal Utility District was held on February 18, 2010, at the Wells Branch Indoor Recreation and Conference Center located at 3000 Shoreline Drive, Austin, Texas. The meeting was open to the public and notice was given as required by the Texas Open Meetings Act. A copy of the Certificate of Posting of the notice is attached as **Exhibit "A"**.

The roll was called of the members of the Board:

Robin Campbell	-	President
Brenda Richter	-	Vice President
Scott Gray	-	Secretary
Bill Henderson	-	Treasurer
Alex Martinez	-	Asst. Secretary

and all of the Directors were present, thus constituting a quorum. Also present at the meeting were Jim Nias and Kathryn Loayza of Jackson & Walker, LLP, and Jana Rice and Anthony Shaleesh of Cunningham Allen, representing Village @ Northtown, Ltd.

Director Campbell called the meeting to order at 5:08 p.m., and stated that the purpose of the meeting was to discuss the development of the Village @ Northtown. He recognized Mr. Nias, Ms. Loayza, Ms. Rice and Mr. Shaleesh, who presented plans for two ponds which were proposed to be constructed in connection with the development. The Board agreed that they would want the District to maintain any ponds rather than having the developer turn them over to a homeowners' association for maintenance. Director Richter raised a concern about the costs and difficulty of maintenance if the ponds were not well designed and constructed. Mr. Shaleesh distributed photographs and gave examples of ponds that had been built using the same plans and specifications as the proposed ponds which were functioning well. Mr. Shaleesh stated that while they were seeking approval of the concept, they would not ask the Board to approve the plans until they had a chance to discuss the matter with the attorney for Cunningham Allen, who was not present.

Director Henderson suggested that the Board consider locating the District office in the retail space on Wells Branch Parkway. Locating the District office adjacent to the fire station, off John Henry Faulke, was also discussed, but no decision on any proposed location was reached.

Director Gray inquired about the type of buffer that would be constructed between the proposed retail development and adjacent residences. Mr. Shaleesh described the streets and spacing that would separate the retail from the residences.

Director Martinez stated that he was concerned about the safety of pedestrians having to cross Wells Branch Parkway to get from one side of the District's park to the other. The developer's representatives stated that an underground pedestrian crossing through the culvert would not be possible due to the possibility of flooding. The Board members responded that they understood that the developer believed the most feasible option would be a pedestrian crosswalk, but that they had safety concerns due to the speed of cars on Wells Branch Parkway and poor visibility in the area. The Board agreed to discuss possible solutions to this issue with the District engineer.

There being no further business to come before the Board, the meeting was adjourned at 6:17 p.m.

(SEAL)

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Scott Gray, Secretary  
Board of Directors

Date: \_\_\_\_\_