

**MINUTES OF LAKE TRAVIS COMMUNITY LIBRARY DISTRICT
BOARD OF TRUSTEES
March 3, 2011**

At 11:00 a.m., President Carol Black called the one hundred and twenty-first meeting of the Trustees of the Lake Travis Community Library District to order. The meeting was convened in the office at 2101 Lakeway Blvd., Suite 205. Board Members present were Carol Black, Sharon Rogers, Nancy Pencsak, Bob Johntz, and PK Chatterjee. Attendees were Morgan McMillian, Kristin Deloney, Haythem Dawlett, Jim Lavender, Connie Lincoln, Helen Kott, Jennifer Langlois, and Devin Monk.

The Pledge of Allegiance to the Flag of the United States of America and the Flag of the State of Texas were recited.

3. CITIZENS PARTICIPATION – None.

4. The Board of Trustees had been given copies of the Reciprocal Easement and Maintenance Agreement and had studied same. The District’s lawyer, Mr. Neal Hardin, stated on February 23, 2011 to Carol Black, “I believe the agreement is satisfactory for the purposes it is designed for, and that the Board has done a good job in protecting the District and looking out for its interests. You should feel free to execute it.” Carol Black made a motion to sign the Reciprocal Easement and Maintenance Agreement upon advice from council. Sharon Rogers seconded the motion.

Citizens participation: None.

The motion passed unanimously.

The Reciprocal Easement and Maintenance Agreement was signed by Carol Black and Haythem Dawlett.

5. Connie Lincoln with Platinum Title Partners conducted the business of closing to transfer title on 1.653 acres of real property to the Lake Travis Community Library District from JH Tuscan Village, LP.

Documents signed by Carol Black and Haythem Dawlett included the Deed, the Settlement Statement and the Notice to Purchasers from the Travis County Water Control and Improvement District 17. Mr. Haythem Dawlett signed the Wastewater Utility Easement and the Title Note.

PK Chatterjee, Board Treasurer, presented the Title Company with a check for \$115,335.50, consisting of the following:

Contract sales price as per the Bargain Sale Agreement	\$ 10,000.00
Fifty percent of Revised Plat fees as per the Bargain Sale Agreement	\$ 4,750.00
Prepaid Library monthly expense allocation for 90 months paid by the Library to expedite negotiations under advisement by Ms. Sharlene Collins, legal counsel	\$100,000.00
Other closing costs less Earnest Money deposit	\$ 585.50

Total

\$115,335.50

Platinum Title Partners will be responsible for distribution of the above funds. They will also be responsible for getting the deed recorded.

PK Chatterjee and Carol Black thanked Haythem Dawlett for the donation of the land. Also, it was noted that the Children's Room in the new library will be named for Mr. Dawlett's sons, Grant and Pierce Dawlett.

Jim Lavender thanked Kristin Deloney for her efforts on behalf of the project.

6. Since there was no further business the meeting was adjourned at 11:10 a.m.

Nancy Pencsak, Secretary
Board of Trustees
Lake Travis Community Library District