

**MINUTES OF LAKE TRAVIS COMMUNITY LIBRARY DISTRICT
BOARD OF TRUSTEES WORK SESSION
September 19, 2008**

At 11:03 a.m., President Carol Black called to order the seventy-eighth meeting of the Trustees of the Lake Travis Community Library District. The meeting was convened in the Lake Travis Community Library. Board Members present were Carol Black, Sharon Rogers, Nancy Pencsak, Bob Johntz and PK Chatterjee. No members were absent.

Attendees were Bob Burton (Armbrust & Brown), Kristin Deloney, Jean Dowdy, Neal W. Hardin (our lawyer), Peter Hitt, Philip Jalufka, Helen Kott, P. A. Penley, Sarah Samson, and Charlotte Windecker,

Kristin Deloney – Development Coordinator, Legend Communities (the parent company for Haythem’s projects). Kristin has created a great color-coded site plan to illustrate the various associations and their participation in the HOA. We greatly appreciate her efforts!

Philip Jalufka – Legacy International – partnering with Haythem as Sales and Marketing arm of the business. Philip has been acting as a consultant on Tuscan Village.

Condominium Concept in Tuscan Village WORK SESSION:

Bob Burton/Tuscan Village gave a slide presentation of the project. This included a draft of the Manual showing 5 Master Units: Townhouses, the Library, Office/Retail, Multifamily, and Villas. This Manual will contain:

- The Declaration of Condo Regime,
- A Tuscan Village Community Manual,
- A Certificate of Formation (creates a condo association),
- A proposed Budget.

It was noted that the Condo Association would not have a key to the Library. The Library will not be obligated to use the same utilities providers with which the master Unit contracts.

Citizen participation/public hearing:

Helen Kott asked if the Library would be responsible for landscaping. That will depend on the pending contract with Mr. Haythem Dawlett.

Neal W. Hardin asked how the Library District would fund the project. PK Chatterjee gave an overview of funding plans, based on Sales Tax revenue, fund raising, the District's Capital Reserve, and securing loans.

Frank Black noted that Mr. Haythem Dawlett had promised to provide infrastructure up to the property line.

PK Chatterjee asked that Mr. Hardin prepare a list of critical items to be included in the agreement with Mr. Dawlett. The District Board will also prepare a similar list.

A Friends of the Library meeting with Jeff Bulla, of proforma architect, is scheduled, September 30, 2008 at 1p. m., to gather input on wants and needs in the new library. Library staff and the Library Board will attend.

Since there was no further business the meeting was adjourned at 12:55 p. m.

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