

STATE OF TEXAS

COUNTIES OF POTTER
AND RANDALL

CITY OF AMARILLO

On the 20th day of July, 2011, The Greenways Public Improvement District (PID) Advisory Board met at 10:00 AM at The Greenways Sales Office, 6003 Tuscany, Amarillo, Texas, with the following people present:

VOTING MEMBERS	MEMBERS PRESENT	TOTAL NO. MEETINGS HELD SINCE APPOINTMENT	TOTAL NO. MEETINGS ATTENDED SINCE APPOINTMENT
Bob Balliett, Chair	Yes	4	3
Linda Littlejohn, Vice Chair	Yes	4	4
Boyd Johnston	Yes	6	5
Don Woolsey	Yes	2	2
Grant Smith	Yes	2	2

CITY OF AMARILLO STAFF
Carolyn Back, PID Administrator
Laura Hastings, Finance

HILLSIDE AND SONCY ASSOCIATES
Eddie Scott, Developer
Muff London, Developer

MEETING MINUTES
for
July 20, 2011

ITEM 1: Opening meeting and establish quorum:

Mr Balliett opened the meeting and established a quorum of board members.

ITEM 2: Approval of minutes from July 28, 2010:

Mr Balliett asked for approval of minutes. Ms Littlejohn made a motion to approve, Mr Johnston seconded. Motion carried 5-0.

ITEM 3: Discuss Water Shortage and PID watering:

Ms Back discussed the current water shortage and the recommended watering schedule from the City for the community. Ms Back addressed the Developers concerns about the PID water being cut-off as if it were a part of the City’s parks and paid for by the City. Ms London and Mr Scott both voiced their concerns about the PID being funded by the members of the PID and yet, the water was cut-off and without notifying the Developer. Both Ms London and Mr Scott made it very clear that they were concerned that there was not a good line of communication within the City. Ms London also asked who was going to be responsible for replacing the fescue grass that died due to lack of watering. Ms Back apologized for the communication disconnect and agreed to pass on the Developers concerns to the City in hopes that this would not happen again.

ITEM 4: Discuss Unit #25 - New Park area being developed

Ms London pointed out the new park area and also discussed that the new park needed to be similar to the other one so no one would feel that one was better than the other.

ITEM 5: Discuss ongoing PID Operations and maintenance contract

Ms Hastings explained the PID Budget and 5-year Service Plan and noted that the PID started off the current fiscal year with more available funds than was originally projected and the current year revenue and expenditures were on target with what was budgeted for the year.

Ms Hastings shared that the next fiscal year revenue is expected to increase due to more lots being added and a \$10 rate increase to Residential B lots. The other lot rates will be increased based on their percentage of the B lots. However, if the projected number of lots

is reduced, then it will impact the projections and future assessments may have to be increased more than what is currently projected in the 5-year service plan.

Ms Hastings said the expenditures are expected to increase for FY11/12 mainly due to water and administrative fees. The increase in water is from a city-wide 6% rate increase to help pay for the \$90 million Potter County well field project and from the additional watering needed for the 4.69 acres being added to the PID for the new Park. The increase in administrative fees is due to the current year being the first year that the PID paid this full fee. An agreement was made last year that the PID would only pay half of what was calculated in order to get another year of tracking for comparative purposes. Another year was calculated and came in at the higher rate, so the City will begin charging the PID the higher rate in FY11/12.

Ms Hastings pointed out that the fund balance is expected to decrease over the next few years even with more lots expected to be added and rate increases. The PID will need to build-up its fund balance if they want to have another bond issue in the future.

ITEM 6: Consider for recommendation 2011/12 Budget and 5-year Service Plan

A motion to approve the budget and 5-year service plan was made and seconded. Motion carried 5-0.

ITEM 7: Consider extending board members terms to September - standardize

Ms Back asked the Board to extend their terms through September of the year they are currently appointed explaining that this will get all of the PID Board members through the Annual meetings without expiring before the PID process is completed. A motion was made to approve and seconded. Motion carried 5-0.

ITEM 8: Adjourn Meeting

Mr Balliett asked if there was any more business that needed to be addressed and having none, asked for a motion to adjourn. Ms Littlejohn made a motion to adjourn. Mr Johnston seconded. Mr. Balliett adjourned the meeting.