



**PUBLIC HEARING AND
REGULAR MEETING OF THE VILLAGE COUNCIL
VILLAGE OF POINT VENTURE
Wednesday, November 15, 2023 at 6:30 PM
555 Venture Blvd S
Point Venture, TX 78645**

*"Partnership with the community. Foster community pride.
Preserve and enhance the natural beauty of our environment"*

Agenda

A. Items Opening Meeting

1. Call to Order
2. Pledge
3. Roll Call

B. Public Hearing/Items for Consideration

1. Consider testimony and act upon request by Frank & Denise Guzman, owners of the property located at 510 Deckhouse Drive, Point Venture, TX 78645 (Section 2, Lot 437) for a variance to the Village of Point Venture Zoning Ordinance Chapter 5 Section 1.1.5.2.1(5)(a) pertaining to maximum height of structures.
 - a. Report
 - b. Public Hearing
 - c. Discussion
 - d. Action
2. Consider testimony and act upon Consider testimony and act upon request by Rick Sanchez on behalf of Carlos & Mirna Platero, owners of the property located at 221 Lakefront Drive, Point Venture, TX 78645 (Section 3-1, Lot 481) for a variance to the Village of Point Venture Zoning Ordinance Chapter 5 Section 1.1.5.2(b)(4)(F) pertaining to maximum lot coverage requirement.
 - a. Report
 - b. Public Hearing
 - c. Discussion
 - d. Action

C. Convene into Regular Village Council Meeting

D. Public Comments

Public comment section to address Council.

Village Council may only make a factual statement or a recitation of existing policy in response to an inquiry regarding subjects not on this agenda.

E. Mayor Pro-Tem Report

**F. Travis County Sheriff's Report
Emergency Services Report**

G. Items to Consider


1. Approval of Minutes October 18, 2023, Public Hearing and Regular Council Meeting.
2. Authorize Mayor ProTem Hamilton to sign on behalf of the Village of Point Venture the Notice to Proceed and contract agreement for Road Improvements 2023-Crack Seal with National Industrial Maintenance, Inc.

3. Discuss and possible approval authorizing Mayor ProTem Justin Hamilton to engage Neffendorf & Blocker, P.C. to perform FY2023 financial audit.
4. Discuss and approve Travis County Hazard Mitigation Action Plan Update per Federal Disaster Mitigation Act of 2000 and FEMA requirements for Point Venture to be eligible for full range of pre-disaster and post-disaster federal funding for mitigation purposes.
5. Discuss and possible approval for estimates received from S&M Construction Pro for ditch grading at Venture Dr/Demarett and Valley Hill Ln/Southwind Rd.
6. Discuss and possible approval to hire a part time animal control officer.
7. Discuss and approve resolution of appreciation to all those who donated/sponsored National Night Out, October 14, 2023, and declare this event as a public purpose community event.
8. Discuss and possible approval to establish and approve official City flag for the Village of Point Venture.
9. Discuss and approval solicitation for two additional Planning and Zoning Commission members appointment.
10. Discuss format, agenda and dates for combined workshop with the P&Z Commission regarding zoning code amends/updates.

H. Council Reports


1. Financial Report
 - October Cash in Banks
 - FYE 2023 Financial Overview
 - Treasurer request for required two signatures on Security State Bank operating account
2. Building Department
 - October Building Report
3. Code Enforcement
 - October code enforcement activity
 - Firewise lot maintenance second notices
4. Animal Control
 - October animal control activity
 - Nine downed deer pick up
5. Village Services
 - October Village Services activity
 - 52 drops made at the CCC on Saturday, November 3, 2023
 - Acceptable use Community Collection Center
6. Public Works
 - Cold patch asphalt street repair at Venture Drive and Lakeland Circle
 - Process to establish priority guidelines for Village of Point Venture right of way culvert/ditch grading

I. Adjourn



Justin Hamilton, Mayor ProTem
Village of Point Venture

I certify that a copy of the above Notice was posted on the Village Office Bulletin Board, in a place convenient to the public, in compliance with Chapter 551 of the Texas Government Code at _____ p.m. on _____, 2023.



Vickie Knight, Village Secretary
Village of Point Venture

Notes to the Agenda:

1. *The Council may vote and/or act upon each of the items listed in this Agenda.*
2. *Attendance by Other Elected or Appointed Officials: It is anticipated that members of other governmental bodies, and/or Village boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the body, board, commission and/or committee. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a possible meeting of the other body, board, commission and/or committee, whose members may be in attendance, if such numbers constitute a quorum. The members of the bodies, boards, commissions and/or committees may be permitted to participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that body, board, commission or committee subject to the Texas Open Meetings Act.*
3. *The Village Council may go into Executive Session regarding any item posted on the Agenda as authorized by Title 5, Chapter 551 of the Texas Government Code.*
4. *This agenda has been reviewed and approved by the Village's legal counsel, and the presence of any subject in any Executive Session portion of the agenda constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting, considering available opinions of courts of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c), and the meeting is conducted by all participants in reliance on this opinion.*

****This facility is wheelchair accessible and accessible parking spaces are available. Reasonable modifications and equal access to communications will be provided upon request.***

NOTICE OF PUBLIC HEARING
VILLAGE OF POINT VENTURE ZONING BOARD OF ADJUSTMENT

The Zoning Board of Adjustment of the Village of Point Venture, Texas, will conduct a public hearing on **November 15, 2023 at 6:30 P.M.** to consider testimony and act upon the following:

A request by Rick Sanchez on behalf of Carlos & Mirna Platero, owners of the property located at 221 Lakefront Drive, Point Venture, TX 78645 (Section 3-1, Lot 481) for a variance to the Village of Point Venture Zoning Ordinance Chapter 5 Section 1.1.5.2(b)(4)(F) pertaining to maximum lot coverage requirement.

All persons are invited to attend and participate in this public hearing at **555 Venture Boulevard S, Point Venture, Texas 78645**. Any person wishing to present written materials or statements regarding the requested variance may submit such prior to the date of the public hearing to the Village Secretary at 411 Lohman Ford Rd., Point Venture, TX or via email at villagesecretary@vopv.org.

A copy of the variance request is available for review upon request. For additional information please contact Vickie Knight, Village Secretary, at 512-267-5511 or via email at villagesecretary@vopv.org.

NOTICE OF PUBLIC HEARING
VILLAGE OF POINT VENTURE ZONING BOARD OF ADJUSTMENT

The Zoning Board of Adjustment of the Village of Point Venture, Texas, will conduct a public hearing on **November 15, 2023 at 6:30 P.M.** to consider testimony and act upon the following:

A request by Frank & Denise Guzman, owners of the property located at 510 Deckhouse Drive, Point Venture, TX 78645 (Section 2, Lot 437) for a variance to the Village of Point Venture Zoning Ordinance Chapter 5 Section 1.1.5.2.1(5)(a) pertaining to maximum height of structures.

All persons are invited to attend and participate in this public hearing at **555 Venture Boulevard S, Point Venture, Texas 78645**. Any person wishing to present written materials or statements regarding the requested variance may submit such prior to the date of the public hearing to the Village Secretary at 411 Lohman Ford Rd., Point Venture, TX or via email at villagesecretary@vopv.org.

A copy of the variance request is available for review upon request. For additional information please contact Vickie Knight, Village Secretary, at 512-267-5511 or via email at villagesecretary@vopv.org.

**PUBLIC HEARING AND
REGULAR MEETING OF THE VILLAGE COUNCIL
VILLAGE OF POINT VENTURE
Wednesday, October 18, 2023 at 6:30 PM
555 Venture Blvd S
Point Venture, TX 78645**

*"Partnership with the community. Foster community pride.
Preserve and enhance the natural beauty of our environment"*

Draft Minutes

A. Items Opening Meeting

1. Call to Order
2. Pledge
3. Roll Call

B. Public Hearing/Items for Consideration

1. Consider testimony and act upon request by owner of the property located at 613 Deckhouse Drive (Lot 383) for a variance to the Village of Point Venture Zoning Ordinance Chapter 5 Section 1.1.5.2(b)(4)(E) pertaining to minimum rear yard requirement.
 - a. Mayor ProTem Justin Hamilton introduced item request for variance to 25' rear yard requirement at 613 Deckhouse Drive for construction of new single-family home. Proposed building plans indicate approximately 9' to 14' rear yard setback.
 - b. Property owners of lot 384 addressed the Council. 25' rear yard requirement appears a typical rear yard requirement, Point Venture is a 'nature' community not developed as a garden home community with small yard requirements, this new construction is two story and approximately 8' from the rear yard property line shared with their lot thus looking directly down on their property, concerned about a decrease in their property's valuation. The builder requesting this variance trespassed upon lot 384 to perform lot clearing at 613 Deckhouse Dr, property owner's wish it is expressed to builder to stay off their property, lot 384. Counsel for property owner 611 Deckhouse Dr, lot 432, addressed the Council with information that there was a current dispute regarding property lines 611 Deckhouse Dr and 613 Deckhouse Dr, expect restraining order to halt any building activity at 613 Deckhouse Dr.
 - c. Mayor ProTem Hamilton discussed this 25' rear yard requirement was adopted in 2020 with the zoning ordinance, possibility that 60-70% of built homes in this inner circle violate the 25' rear yard requirement. Councilmember Maund expressed his discomfort by cutting the 25' rear yard more than half for this building project.
 - d. **Councilmember Tex Tubbs made a motion to deny variance request to 25' rear yard requirement for 613 Deckhouse Dr. Councilmember Mark Maund seconded the motion to variance request to 25' rear yard requirement for 613 Deckhouse Dr. Councilmember Shelly Molina did not support motion and second to deny variance request. Councilmember Cliff McInnis felt he needed additional information. Mayor ProTem Hamilton did not support motion and second to deny variance request.**
Councilmember Cliff McInnis corrected his response to not support motion and second to deny variance request.
Councilmember Shelly Molina made a motion to request additional information and have dialog regarding possible accommodations to the home's placement upon lot with Haven Homebuilders and information regarding lot address shift from Whispering Hollow to Deckhouse Dr. Mayor ProTem Hamilton seconded this motion for dialog with Haven Homebuilders. Councilmember Tex Tubbs did not support motion and second. Councilmember Cliff McInnis and Councilmember Mark Maund agree with motion to enter dialog with Haven Homebuilders regarding home placement.
Mayor ProTem Hamilton asked representative with Haven Homebuilders to speak to Council. Haven Homebuilders shared with Council this is a custom designed home for this lot, the home cannot be pivoted on this lot. Placement cannot be altered.
Resident recognized to speak to Council and expressed that the neighbors have come to express they are opposed to this variance request to Village existing code and this is just too

large a home on too small a lot.

Councilmember Tex Tubbs made a motion to deny the variance request to the 25' rear yard requirement for 613 Deckhouse as submitted. Councilmember Mark Maund seconded the motion to deny variance request to the 25' rear yard requirement for 613 Deckhouse Dr. Councilmember Shelly Molina in agreement with motion and second to deny request for variance. Councilmember Cliff McInnis in agreement with motion and second to deny request for variance. Mayor ProTem Hamilton in agreement with motion and second to deny request for variance. Request for variance to 25' rear yard requirement at 613 Deckhouse Dr is denied.

2. Consider testimony and act upon request by owner of the property located at 18606 Champions Circle (Lot 211) for a variance to the Village of Point Venture Zoning Ordinance Chapter 5 Section 1.1.5.2(b)(4)(E) pertaining to minimum rear yard requirement and Chapter 5 Section 1.1.5.2(b)(4)(F) pertaining to maximum lot coverage requirement.
 - a. Mayor ProTem Hamilton introduced item request for variance to 25' rear yard requirement and % of maximum lot coverage variance for 18606 Champions Circle. This is a cottage lot that backs up to a green belt and then the golf course.
 - b. There were no comments for public hearing.
 - c. Builder and representative for property owners of 18606 Champions Circle discussed this is a one story home, will encroach approximately 11' into the 25' rear yard. This is a 1976 sq ft home on a cottage lot with high point of lot at front and a gradual slope to the backyard to allow natural rainwater flow to back and open green space. Adjacent property owner to 18606 Champions Circle was interested that the rainwater flow from front back green space would not flow to his rear yard. Builder offered assurance the flow would slope to back yard of 18606 Champions Circle. Council had no further discussion.
 - d. **Mayor ProTem Hamilton made a motion to approve variance request to the 25' rear yard requirement and % maximum lot coverage of 51% for new single family home project at 18606 Champions Circle. Councilmember Cliff McInnis seconded the motion to approve variance request as stated at 18606 Champions Circle. Councilmember Shelly Molina in agreement with motion and second to approve variance request. Councilmember Mark Maund in agreement with motion and second to approve variance request. Councilmember Tex Tubbs did not support motion and second to approve this variance request. Variance request to 25' rear yard requirement and % maximum lot coverage is approved.**

C. Mayor ProTem Hamilton conclude Public Hearing and convene into Regular Council meeting at 7:12 PM.

D. Public Comments

Steve Tabaska, resident and chair for the Planning & Zoning Commission thanked the Point Venture community for pulling together and having a wonderful, well attended National Night Out event on Saturday, October 14. Steve Tabaska also addressed Council stating the P&Z members are agreeable to a joint workshop with Village Council to address zoning ordinance updates or changes. The Planning & Zoning Commission needs additional two members appointed as there are only three members at this time. Steve Tabaska request Village Council initiate notice to solicit interest in residents serving on the Planning & Zoning Commission.

E. Mayor ProTem Report

National Night Out was full of fun and was a great event recognizing our First Responders. On October 13, Village Council members, Travis County Deputy and Travis County Fire/ESD No 1 representative met with an elementary school class and talked about what a city council does! The elementary students wrote letters about this discussion with wonderful ideas to have ice cream everyday, everyone be safe and kind, parents need to play with their kids 30 minutes every day.

F. Travis County Sheriff's Report

Deputy Ron Smith attended meeting, expressed appreciation for the enjoyable National Night Out event on October 14. No community concerns to report at this time.

Emergency Services Report

October 18, 2023

Greg Johnston, Deputy Emergency Management Coordinator, with Travis County EMS District 1, thanked the community for the National Night Out event and recognition to first responders. Firewise lot compliance will have follow-up the week of October 23. Group of twelve volunteers have completed basic training for CERT (Community Emergency Response Team).

G. Items to Consider

1. Approval of Minutes September 28, 2023, Public Hearing and Regular Council Meeting.
Mayor ProTem Hamilton made a motion to approve minutes for September 28, 2023, meeting as presented. Councilmember Shelly Molina seconded the motion. Councilmember Tex Tubbs, Councilmember Mark Maund, and Councilmember Cliff McInnis in agreement. Motion carried.
2. Discuss and possible approval to designate Village of Point Venture official newspaper for posting of public and election notices.
This resolution 2023-10-18 is a mandated annual designation. The Village of Point Venture has had a long running relationship with Hill County News for publishing all required legal public notices.
Mayor ProTem Hamilton made a motion to approve and pass resolution 2024-10-18 to designate Hill Country News as official newspaper for the Village of Point Venture as required by Texas Local Government Code Sec 52.004. Councilmember Shelly Molina seconded the motion. Councilmember Tex Tubbs, Councilmember Mark Maund, and Councilmember Cliff McInnis in agreement. Motion carried.
3. Discuss possible format, agenda and dates for combined workshop with the P&Z Commission regarding zoning code amends/updates.
Mayor ProTem Hamilton opened the item for Council discussion. The Planning & Zoning Commission needs direction from the Village Council on the scope and concerns regarding updates and revisions to the Village zoning ordinance. The P&Z Commission currently have only three members and need two additional members for five-member commission. Mayor ProTem Hamilton request this workshop be planned after the seating of new councilmembers so these new members will have opportunity to participate. Councilmember Tex Tubbs wishes to schedule prior to seating of new councilmembers to allow current Councilmember Shelly Molina to participate. Steve Tabaska, P&Z chair, offered the dates discussed by the P&Z at their October 3 meeting of Tuesday, November 7 and open dates the week of October 23 – 27. Tuesday, October 24, will be considered to establish date for this joint workshop with the Village Council and Planning & Zoning Commission.
4. Review and discussion of Village of Point Venture animal control ordinance, animal control officer duties and responsibilities.
Mayor ProTem Hamilton opened the item for Council discussion. The position of animal control officer has not been filled at this time. Should the Council consider redefining of the role of animal control officer, redefine role to include assist with public works, Village building maintenance, additional manpower for outdoor/field work. Consider if animal control officer position is needed, what options would Village have for dogs at large, sick diseased wildlife pickup.
Councilmember Tex Tubbs made a motion to request staff gather information for discussion at the November 17 Village Council meeting of options without a designated animal control officer. Mayor ProTem Hamilton seconded the motion. Councilmember Shelly Molina, Councilmember Cliff McInnis, and Councilmember Mark Maund in agreement. Motion carried.

H. Council Reports

1. Financial Report

Councilmember Tex Tubbs reported Sept YTD monies in bank:

Security State Bank & Trust – Money Market	\$ 94,846.83
Security State Bank & Trust – Operating Account	\$763,692.47
TexPool- Money Market	\$305,708.87
TexPool – Road Fund	\$700,181.38
TexPool – Time Warner	\$ 36,028.77
Total cash in banks	\$1,900,458.32

2. Building Department

Councilmember Shelly Molina presented the September Building Report: There no permits issued for single family dwelling. There was one certificate of occupancy issued. There were permits issued for a pool with remodel and a deck staircase addition.

3. Code Enforcement

No further report received.

4. Animal Control

There were two downed deer to be removed in September.

5. Village Services

No report received for September.

6. Public Works

October 26, 2023, drive about Point Venture to note possible areas for culvert clearing and/or ditch grading. This information will be submitted for Village Council review and discussion.

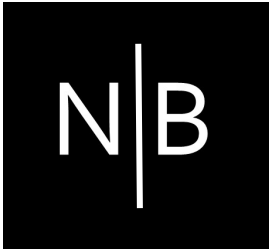
I. Adjourn

Councilmember Shelly Molina made a motion to adjourn. Councilmember Cliff McInnis seconded the motion. **Mayor ProTem Justin Hamilton adjourned the meeting at 7:48 PM.**

Justin Hamilton, Mayor ProTem
Village of Point Venture

Vickie Knight, Village Secretary
Village of Point Venture

**This facility is wheelchair accessible and accessible parking spaces are available. Reasonable modifications and equal access to communications will be provided upon request.*



NEFFENDORF & BLOCKER, P.C.

October 24, 2023

To the Honorable Mayor and City Council
Village of Point Venture, Texas
18606 Venture Drive
Point Venture, Texas 78645

We are pleased to confirm our understanding of the services we are to provide Village of Point Venture, Texas for the year ended September 30, 2023.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of Village of Point Venture, Texas as of and for the year ended September 30, 2023. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement Village of Point Venture, Texas's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to Village of Point Venture, Texas's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary Comparison Schedule – General Fund

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

TEL: 830 997 3348

EMAIL: info@nb-cpa.com

P.O. Box 874 · 512 S Adams Street, Fredericksburg, TX 78624

MEMBER AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS & TEXAS SOCIETY OF CPAs

ALG-CL-1.1

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including the system of internal control, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

We have identified no significant risk of material misstatement as part of our audit planning.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of Village of Point Venture, Texas's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will also prepare the financial statements of Village of Point Venture, Texas in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Neffendorf & Blocker, P.C. and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a regulator or its designee. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Neffendorf & Blocker, P.C. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to a regulator or its designee. The regulator or its designee may intend or decide to distribute the copies or information contained therein to others, including other governmental agencies.

Tracie Neffendorf, CPA is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

Our fee for services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, confirmation service provider fees, etc.) except that we agree that our gross fee, including expenses, will not exceed \$7,000. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

Reporting

We will issue a written report upon completion of our audit of Village of Point Venture, Texas’s financial statements. Our report will be addressed to the Mayor and City Council of Village of Point Venture, Texas. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor’s report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to Village of Point Venture, Texas and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

Very truly yours,

Neffendorf + Blocker, P.C.

NEFFENDORF & BLOCKER, P.C.

RESPONSE:

This letter correctly sets forth the understanding of Village of Point Venture, Texas.

Management signature: _____

Title: _____

Date: _____

Governance signature: _____

Title: _____

Date: _____

RESOLUTION FOR CITY OF POINT VENTURE
APPROVAL OF HAZARD MITIGATION ACTION PLAN UPDATE

WHEREAS, natural hazards in the City of Point Venture area historically have caused significant disasters with losses of life and property and natural resources damage; and

WHEREAS, the Federal Disaster Mitigation Act of 2000 and Federal Emergency Management Agency (FEMA) require communities to adopt a hazard mitigation action plan to be eligible for the full range of pre-disaster and post-disaster federal funding for mitigation purposes; and

WHEREAS, FEMA requires that communities update hazard mitigation action plans every five years in order to be eligible for the full range of pre-disaster and post-disaster federal funding for mitigation purposes; and

WHEREAS, the City of Point Venture has assessed the community's potential risks and hazards and is committed to planning for a sustainable community and reducing the long-term consequences of natural and man-caused hazards; and

WHEREAS, the Travis County Hazard Mitigation Action Plan Update outlines a mitigation vision, goals and objectives; assesses risk from a range of hazards; and identifies risk reduction strategies and actions for hazards that threaten the community.

NOW THEREFORE BE IT RESOLVED THAT:

1. The Travis County Hazard Mitigation Action Plan Update is approved in its entirety;
2. The City of Point Venture will pursue available funding opportunities for implementation of the proposals designated therein, and will, upon receipt of such funding or other necessary resources, seek to implement the actions contained in the mitigation strategies;
3. The City of Point Venture vests with the Mayor the responsibility, authority, and means to inform all parties of this action; assure that the Hazard Mitigation Action Plan Update will be reviewed at least annually; and that any needed adjustments will be presented to the City Council for consideration; and
4. The City of Point Venture to take such other action as may be reasonably necessary to carry out the objectives of the Hazard Mitigation Action Plan Update and report on progress as required by FEMA and the Texas Division of Emergency Management (TDEM).

ADOPTED this ____ day of____, 2023.

(Mayor)

(Clerk)

**VILLAGE OF POINT VENTURE
RESOLUTION NO. 2023-10-14**

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF
POINT VENTURE, TEXAS, ACKNOWLEDGING DONATIONS AND
SPONSORS FOR NATIONAL NIGHT OUT PUBLIC SERVICE EVENT
ON OCTOBER 14, 2023.**

WHEREAS, the National Night Out, “America’s Night Out Against Crime”, began in 1984 and communities in all 50 states participate annually; and

WHEREAS, the purpose National Night Out is to strengthen neighborhood relationships and the police/fire/emergency service partnerships, while sending a message to criminals that neighborhoods are organized against crime; and

WHEREAS, the Village of Point Venture supports continuing joint relationships with Travis County Sheriff and Travis County Fire/ESD for crime and fire prevention efforts in Point Venture; and

WHEREAS, it is hoped that all citizens of Point Venture are aware of the importance of crime and fire prevention programs and the impact that their individual and collective participation can have on reducing crime and fire events in Point Venture; and

WHEREAS, police and fire community partnerships and neighborhood safety awareness cooperation are important themes of the National Night Out Program, the Village of Point Venture Village Council declares the National Night Out event on October 14, 2023, a public service and purpose event.

NOW, THEREFORE, BE IT RESOLVED THAT THE VILLAGE COUNCIL OF THE VILLAGE OF POINT VENTURE, TEXAS, wishes to acknowledge the donations and sponsorships in supporting the annual National Night Out event on October 14, 2023:

New Hope (Do Good Works)	Danny’s Barber Shop
Foam Sales Group DFW	Venture Mart
Ameritex Builders	Vista Verde Builders
S&M Pro Construction	Travis County WCID-Point Venture
New Hope Realty	Johnathan & Kelly Schwartz
Jonathan & Autumn Seiler	Anthony Ingram
David Barclay Insurance Agency	Captain Petes
Baker Flooring & Design	Rick Davis Electric
Southern Craftsman Fence & Deck	

SIGNED AND ENTERED this 15th day of November, 15, 2023.

Justin Hamilton, Mayor ProTem
Village of Point Venture

ATTEST: _____
Vickie Knight, Village Secretary
Village of Point Venture

Village of Point Venture
Profit & Loss Budget vs. Actual
October 2022 through September 2023

	Oct '22 - Sep 23	Budget
Ordinary Income/Expense		
Income		
Cap Metro		
4010 · Capital Metro Income	77,973.00	73,464.00
Total Cap Metro	77,973.00	73,464.00
Fines		
4025 · Fines	750.00	600.00
4016 · Court Fines	228.00	300.00
Total Fines	978.00	900.00
Franchise Fees		
4140 · Sanitation Franchise	25,987.50	26,000.00
4020 · Electric Franchise	36,254.25	28,800.00
4015 · Communication Franchise	698.37	800.00
4000 · Cable Franchise	20,240.07	21,000.00
Total Franchise Fees	83,180.19	76,600.00
Inspection Fees		
4159 · BC Inspection Fee	14,840.00	25,000.00
4152 · BC Admin Fee	0.00	0.00
Total Inspection Fees	14,840.00	25,000.00
Permits		
4095 · Building		
4100 · Remodel	6,380.00	7,200.00
4096 · FEMA	1,500.00	1,800.00
4095 · Building - Other	9,700.00	10,400.00
Total 4095 · Building	17,580.00	19,400.00
4110 · Pet Registration	1,202.00	1,800.00
4101 · STR Registration	27,900.00	30,000.00
Total Permits	46,682.00	51,200.00
Trash and Recycling Service		
4150 · Trash Service	32,914.39	33,000.00
Total Trash and Recycling Service	32,914.39	33,000.00
Tax Income		
Property Taxes		
4125 · Current Year Taxes	366,671.61	356,000.00
4130 · Prior Years Taxes	1,439.79	500.00
Total Property Taxes	368,111.40	356,500.00
Other Taxes		
4085 · Mixed Beverage Tax	9,428.69	6,000.00
4135 · Sales & Use Tax Revenue	108,069.26	84,000.00
Total Other Taxes	117,497.95	90,000.00
Total Tax Income	485,609.35	446,500.00
Interest Earned - Bank		
4062 · Interest Income - Banks etc	45,152.43	2,500.00
Total Interest Earned - Bank	45,152.43	2,500.00

Village of Point Venture
Profit & Loss Budget vs. Actual
October 2022 through September 2023

	Oct '22 - Sep 23	Budget
Miscellaneous		
4076 · Refund Travis Co Transportation	14,945.88	0.00
4156 · Donations	3,000.00	
4077 · Small Equipment Tools	0.00	0.00
4078 · Travis County Misc receipts	184.59	
Total Miscellaneous	<u>18,130.47</u>	<u>0.00</u>
Total Income	<u>805,459.83</u>	<u>709,164.00</u>
Gross Profit	805,459.83	709,164.00
Expense		
Capital Outlay		
6405 · Capital/Road Expenditures Fund	50,000.00	50,000.00
6419 · Street Culvert improve/repair	74,350.00	75,000.00
6625 · Equipment/Vehicle	0.00	0.00
Total Capital Outlay	<u>124,350.00</u>	<u>125,000.00</u>
Maintenance and Repair		
6615 · Building	657.26	4,000.00
6416 · Crack Seal	0.00	0.00
6180 · Equipment & Supplies	1,413.47	6,000.00
6605 · General Repairs/Maintenance	64.99	1,500.00
6450 · Signs & Repairs	480.81	2,000.00
6610 · Vehicle Maintenance	868.85	2,500.00
Total Maintenance and Repair	<u>3,485.38</u>	<u>16,000.00</u>
Trash and Other Muni Expense		
6170 · Dumpster	14,210.39	20,000.00
6171 · Recycling	174.24	500.00
6172 · Brush Removal/Grinding	37,103.50	6,000.00
6470 · Trash Service Expense	28,566.68	28,000.00
Total Trash and Other Muni Expense	<u>80,054.81</u>	<u>54,500.00</u>
Professional Expenses		
Attorney		
6600 · Attorney Fees	29,724.02	40,000.00
Total Attorney	<u>29,724.02</u>	<u>40,000.00</u>
6595 · Engineering	16,577.50	22,000.00
6590 · Audit	6,500.00	6,000.00
Total Professional Expenses	<u>52,801.52</u>	<u>68,000.00</u>
Education and Training		
6465 · Training/Schools	1,925.00	2,000.00
Total Education and Training	<u>1,925.00</u>	<u>2,000.00</u>
Insurance Expense		
6520 · Property/GL/WC Insurance	7,934.24	10,000.00
6045 · Treasurer Bond	400.00	600.00
Total Insurance Expense	<u>8,334.24</u>	<u>10,600.00</u>
Animal Control Costs		
6396 · Animal Extraction	900.00	3,000.00
6370 · Dog Tags Blanks	0.00	120.00
6397 · Rabies Testing Fees	817.40	1,600.00
6385 · Food Supplies	31.60	500.00
6395 · Veterinarian Fees	403.00	1,500.00
Total Animal Control Costs	<u>2,152.00</u>	<u>6,720.00</u>

Village of Point Venture
Profit & Loss Budget vs. Actual
October 2022 through September 2023

	Oct '22 - Sep 23	Budget
Administration Expenses		
General Office Expense		
6331 · Office Cleaning	1,620.00	2,400.00
6332 · Furniture & Fixtures	0.00	1,400.00
6330 · Office Supplies & Equip	4,505.33	6,000.00
6335 · Postage	507.85	1,000.00
6651 · Coop Fund/Haz Mitigation	500.00	0.00
6576 · Discretionary	623.41	1,500.00
Total General Office Expense	7,756.59	12,300.00
Printing and Publication Expens		
6580 · Printing and Reproduction	85.79	1,000.00
6340 · Legal Notices and Filings	2,945.28	1,500.00
Total Printing and Publication Expens	3,031.07	2,500.00
Other General Expense		
6050 · Books and Publications	320.61	1,000.00
6500 · Election Expense	1,966.66	1,500.00
6098 · National Night Out	9,322.14	1,500.00
6577 · Uniforms	26.99	1,000.00
Total Other General Expense	11,636.40	5,000.00
Total Administration Expenses	22,424.06	19,800.00
Dues Fees and Subscriptions		
6160 · Court Fees	228.00	300.00
6485 · TravisCounty Tax Collection Fee	2,419.04	2,600.00
6165 · Dues/Memberships/Publications	712.68	2,500.00
6015 · Appraisal District Service Fees	1,596.00	2,000.00
6065 · Certification/Subscription	32,845.00	38,000.00
Total Dues Fees and Subscriptions	37,800.72	45,400.00
Contracted Services		
Security Expenses		
6105 · Deputy	18,575.00	30,000.00
6090 · Contract Deputy Auto	7,190.00	12,000.00
Total Security Expenses	25,765.00	42,000.00
Other Contracted Services		
6345 · Admin Services	0.00	2,000.00
6103 · Grounds	0.00	0.00
6056 · Inspection Fee	18,942.50	22,000.00
Total Other Contracted Services	18,942.50	24,000.00
Interlocal Agreement		
6301 · TC ESD/Fire ILA	4,000.00	5,000.00
Total Interlocal Agreement	4,000.00	5,000.00
Total Contracted Services	48,707.50	71,000.00
Wages, Benefits and Payroll Exp		
6700 · Salaries	164,672.24	211,000.00
6720 · Benefits	29,409.39	39,700.00
6730 · P/R Tax Expense	12,218.67	16,100.00
6675 · Payroll Expenses	3,363.36	4,000.00
6740 · Personnel costs	29.95	0.00
Total Wages, Benefits and Payroll Exp	209,693.61	270,800.00

Village of Point Venture
Profit & Loss Budget vs. Actual
October 2022 through September 2023

	Oct '22 - Sep 23	Budget
Bank related charges and fees		
6030 · Check Order	430.55	500.00
6040 · Service Charges	31.26	400.00
Total Bank related charges and fees	461.81	900.00
Travel		
6290 · Fuel	2,098.31	3,000.00
6635 · Lodging	1,054.91	3,000.00
6640 · Mileage and Travel	121.99	1,000.00
6650 · Meals	185.29	1,000.00
Total Travel	3,460.50	8,000.00
Utilities		
6082 · Electric Expense	2,468.95	2,700.00
6070 · Communications		
6078 · Mobile/Cell Apps & Service	157.40	600.00
6080 · Telephone Service	1,552.49	1,500.00
6081 · TV/Internet Service	1,136.24	1,000.00
Total 6070 · Communications	2,846.13	3,100.00
Total Utilities	5,315.08	5,800.00
Total Expense	600,966.23	704,520.00
Net Ordinary Income	204,493.60	4,644.00
Net Income	204,493.60	4,644.00

Village of Point Venture Statement of Activities by Dept October 2022 through September 2023

	Animal Control	Building Admin	CEO	General Admin	General Fund	Public Works	Sheriff's	Short Term Rental Reg	TOTAL
Ordinary Income/Expense									
Income									
Cap Metro	0.00	0.00	0.00	0.00	0.00	77,973.00	0.00	0.00	77,973.00
Fines	0.00	0.00	978.00	0.00	0.00	0.00	0.00	0.00	978.00
Franchise Fees	0.00	0.00	0.00	0.00	83,180.19	0.00	0.00	0.00	83,180.19
Inspection Fees	0.00	14,840.00	0.00	0.00	0.00	0.00	0.00	0.00	14,840.00
Permits	1,202.00	17,580.00	0.00	0.00	0.00	0.00	0.00	27,900.00	46,682.00
Trash and Recycling Service	0.00	0.00	0.00	0.00	0.00	32,914.39	0.00	0.00	32,914.39
Tax Income	0.00	0.00	0.00	0.00	485,609.35	0.00	0.00	0.00	485,609.35
Interest Earned - Bank	0.00	0.00	0.00	0.00	45,152.43	0.00	0.00	0.00	45,152.43
Miscellaneous	0.00	0.00	0.00	3,000.00	184.59	14,945.88	0.00	0.00	18,130.47
Total Income	1,202.00	32,420.00	978.00	3,000.00	614,126.56	125,833.27	0.00	27,900.00	805,459.83
Expense									
Capital Outlay	0.00	0.00	0.00	0.00	50,000.00	74,350.00	0.00	0.00	124,350.00
Maintenance and Repair	145.23	65.70	0.00	921.14	0.00	2,353.31	0.00	0.00	3,485.38
Trash and Other Muni Expense	0.00	0.00	0.00	0.00	0.00	80,054.81	0.00	0.00	80,054.81
Professional Expenses	0.00	6,621.50	2,429.00	33,206.02	0.00	10,545.00	0.00	0.00	52,801.52
Education and Training	0.00	0.00	0.00	1,925.00	0.00	0.00	0.00	0.00	1,925.00
Insurance Expense	0.00	0.00	0.00	8,334.24	0.00	0.00	0.00	0.00	8,334.24
Animal Control Costs	2,152.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,152.00
Administration Expenses	0.00	74.61	7.85	20,325.87	0.00	2,015.73	0.00	0.00	22,424.06
Dues Fees and Subscriptions	50.00	0.00	228.00	17,379.58	2,419.04	500.00	0.00	17,224.10	37,800.72
Contracted Services	0.00	18,942.50	4,000.00	0.00	0.00	0.00	25,765.00	0.00	48,707.50
Wages, Benefits and Payroll Exp	0.00	0.00	0.00	209,693.61	0.00	0.00	0.00	0.00	209,693.61
Bank related charges and fees	0.00	0.00	0.00	461.81	0.00	0.00	0.00	0.00	461.81
Travel	146.74	0.00	0.00	1,340.33	0.00	1,973.43	0.00	0.00	3,460.50
Utilities	56.00	0.00	0.00	5,259.08	0.00	0.00	0.00	0.00	5,315.08
Total Expense	2,549.97	25,704.31	6,664.85	298,846.68	52,419.04	171,792.28	25,765.00	17,224.10	600,966.23
Net Income	-1,347.97	6,715.69	-5,686.85	-295,846.68	561,707.52	-45,959.01	-25,765.00	10,675.90	204,493.60

Village of Point Venture
Statement of Financial Position
As of September 30, 2023

	Sep 30, 23	Sep 30, 22
ASSETS		
Current Assets		
Checking/Savings		
Banks		
1010 · Security State - Money Market	94,846.83	94,752.05
1015 · Security State - Operating Fund	763,692.47	784,699.10
1030 · TexPool - Money Market	305,708.87	292,168.56
1046 · TexPool - Road Fund	700,181.38	621,076.64
1047 · TexPool TimeWarner	36,028.77	30,137.88
Total Banks	1,900,458.32	1,822,834.23
Total Checking/Savings	1,900,458.32	1,822,834.23
Accounts Receivable		
1100 · Accounts Receivable	87,544.97	6,426.34
Total Accounts Receivable	87,544.97	6,426.34
Other Current Assets		
Accounts Receivable - Misc		
1105 · A/R - Taxes	9,364.81	9,364.81
Total Accounts Receivable - Misc	9,364.81	9,364.81
Total Other Current Assets	9,364.81	9,364.81
Total Current Assets	1,997,368.10	1,838,625.38
TOTAL ASSETS	1,997,368.10	1,838,625.38
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
1500 · Accounts Payable	89,232.85	22,419.28
Total Accounts Payable	89,232.85	22,419.28
Credit Cards		
1605 · SSBT MasterCard VKnight	555.94	227.85
1606 · SSBT-MasterCard T Low	0.00	1,012.52
Total Credit Cards	555.94	1,240.37
Other Current Liabilities		
2050 · Wages Payable	0.00	6,406.09
2010 · Building Contractors Bond	47,303.00	81,703.00
2100 · Payroll Liabilities	7,249.13	5,017.04
2230 · Deferred Revenue - Taxes	9,364.81	9,364.81
Council Reserved Funds		
2243 · SCGF monthly allocation	2,134.42	1,001.14
2241 · Deferred Revenue - PEG Revenue	38,004.83	33,956.83
2242 · Deferred Revenue - CLFRF	0.00	128,487.30
2011 · Dedicated Road Fund	666,956.95	616,956.95
Total Council Reserved Funds	707,096.20	780,402.22
Total Other Current Liabilities	771,013.14	882,893.16
Total Current Liabilities	860,801.93	906,552.81
Total Liabilities	860,801.93	906,552.81
Equity		
3000 · Opening Bal Equity	26,368.59	26,368.59
3200 · Retained Earnings	905,703.98	722,228.31
Net Income	204,493.60	183,475.67
Total Equity	1,136,566.17	932,072.57
TOTAL LIABILITIES & EQUITY	1,997,368.10	1,838,625.38

Village of Point Venture Building Department – October 2023

In the month of October, there were no permits issued for single family dwelling. There were no certificate of occupancy's issued. There were permits issued for a switchback staircase, a cowboy pool install and a pool. One lot clearing permit was issued and one permit extension.

NEW HOMES ISSUED PERMITS

2010	8
2011	8
2012	6
2013	12
2014	23
2015	18
2016	36
2017	53
2018	30
2019	31
2020	28
2021	27
2022	33
2023	3

CERTIFICATE OF OCCUPANCIES ISSUED

2010	11
2011	6
2012	4
2013	5
2014	15
2015	18
2016	38
2017	33
2018	58
2019	24
2020	34
2021	17
2022	23
2023	14