MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE FERN BLUFF MUNICIPAL UTILITY DISTRICT

April 14, 2015

THE STATE OF TEXAS
WILLIAMSON COUNTY

The Board of Directors of the Fern Bluff Municipal Utility District convened in a regular meeting open to the public at 6:00 p.m. on April 14, 2015 at the Fern Bluff Municipal Utility District Community Center, 7320 Wyoming Springs Drive, Round Rock, Texas, pursuant to notice duly given in accordance with the law.

The roll was called of the following members of the Board of Directors:

Patrick Savarese	President
Joseph Teiber	Vice President
Dave Quillman	Secretary
George Sabatino	Treasurer
Jessica Stempko	Assistant Secretary/Treasurer

All Directors were present, with the exception of Director Quillman, who arrived at 6:02 p.m., thus constituting a quorum. Also present were District General Manager, Janey Miller; Operations Manager, Hector Alanis; Phil Haag and Georgia Canfield of McGinnis Lochridge; Cindy Alvarado, Community Center Manger; and Keith Hickman of KAH Architecture ("KAH").

1. Immediately upon calling the meeting to order, Director Teiber led the Pledge of Allegiance.

2. There were no citizen communications presented.

3. The first item of business was approval of the monthly consent agenda. Upon a motion by Director Stempko, seconded by Director Savarese, the Board unanimously approved the Consent Agenda containing the corrected minutes from the March 24, 2015 Board meeting, payment of bills and invoices, payment of transfers for operation expenses, pay requests, change orders and customer charge write-offs.

4. Ms. Miller asked the Board to take up the addition of office space at the Community Center as the first item of business and the Board agreed. She introduced Mr. Hickman who presented plans for additions and renovations to the building. He discussed the various possibilities for the addition, and he advised that he was trying to maximize the number of parking spaces. He suggested installing fabric covers and awnings at the entrance of the Community Center because they are comparatively inexpensive and will add color. Mr. Hickman went on to discuss the construction schedule, and he said that it would be four to six weeks to complete the

construction documents and that the project would be advertised for bids in approximately eight weeks. Then, he said, that the bidding process could take another four weeks and the construction would take less than six months, weather permitting, but he could not promise a finish date. They discussed how to maintain the Community Center staff's productivity during construction. The Directors thanked him for the focus on parking spaces as often there can be as many as 150 cars in the lot on a Saturday. Mr. Hickman went on to discuss the feasibility of a rainwater collection system at the Center. Upon a motion duly made and seconded, the Board voted unanimously to engage KAH to prepare the design for the improvements to the Community Center. Mr. Hickman left the meeting at 6:40 p.m.

At this time, Mr. Charles Evans, the District's landscape contractor, arrived at the meeting.

5. The next item of business was Director Quillman's suggestion that the District request assistance from the Round Rock Serving Center for residents of the Fern Bluff area. Director Quillman stated that the Round Rock Serving Center provides assistance with utility bills to residents of Brushy Creek MUD, as well as needed food and clothing. He explained that coverage by this agency is based on zip codes and that there is a small section of the District that is not included in their service area. Director Quillman moved that the District ask the Round Rock Serving Center to include all of Fern Bluff in its service area, and Director Sabatino seconded the motion. Upon being placed to a vote, all Directors voted "aye."

6. The Board then received reports from District consultants and committees.

   Landscape Contractor – Ms. Miller presented the Landscaper's report in its entirety and as contained in the meeting packet. She stated that she had driven around the District to check out the landscaping with a view to replacing dead and dying plants. She advised that this had not been done in a while due to the drought. She went on to report that recent rains had brought ant colonies to the surface and that they are spot treating the ant mounds.

   General Manager – Ms. Miller presented her General Manager's Report in its entirety and as contained in the Board packet. She stated that she is still researching electronic meeting packets. The Directors discussed the pros and cons of paper vs. electronic packets. Ms. Miller stated that she is seeking prices on tablets and, if the tables were provided to the Board members, they would remain the property of the District after a Board member resigns. Mr. Haag agreed to draft a policy for use of the tablets. Director Sabatino moved that Ms. Miller be authorized to discontinue paper packets, except for one copy that would be maintained in the District office. Director Savarese seconded the motion and, upon being placed to a vote, the motion carried unanimously.

   At approximately 7:00 p.m, several District residents entered the meeting.

Ms. Miller recognized Mr. Evans who added that the irrigation systems in the parks are back on after being turned off during the recent rains. He added that they are removing dead trees as well as plants. He also noted that watering days need to be scheduled around large sporting events in the parks.

Operations Report. Mr. Alanis explained that the District's water loss report still shows 8% loss, which is better but not up to District standards. He stated that he believes this is due to a software error. He said he is actively seeking leaks and replacing water meters as needed. He went on to inform the Board that he has received a request from the TCEQ to participate in a review of the District's flushing program. He said this was a pilot program, and Ms. Miller stated that it was an honor to be included.

At this time, Director Savarese recognized the residents who had arrived late for Citizen Communications and asked that they sign in.

Budget Committee. There was no report.

Roads Committee. Director Savarese reported that he has been in a dialog with the City of Round Rock regarding the coming Creek Bend extension project.

Parks and Recreation Committee. Ms. Miller stated that she had received two proposals for resurfacing the tennis courts and Mr. Alanis presented them to the Board as follows:

Option 1:

- Dobbs Tennis Courts, Inc.'s proposal for cleaning the surface well, making it level and then recoating it at a cost of $15,505
- CourTex Construction, Inc.'s proposal for cleaning the surface well, making it level and recoating at a cost of $12,500

Option 2:

- Dobbs' proposal to fill cracks, install a base mat and bonding material and apply acrylic resurfacer to the seams and two coats of acrylic resurfacer to all court surfaces for $32,775

Option 3:

- Dobbs' proposal do all of the above and apply a concrete overlay to all court surfaces for $80,086

Mr. Alanis recommended the CourTex proposal for $12,500 with a two-year warranty. Ms. Miller said that some type of resurfacing must be done because the cracks in the courts will become wider as the District receives more rainfall. After a brief discussion by the Directors, Director Savarese moved that the Board accept the CourTex proposal for $12,500. Director Stempko seconded the motion and upon being placed to a vote, all Directors voted "aye."

7. Next, Director Savarese asked whether there were any citizen communications and Ethan Fisher addressed the Board. He stated that he was sorry for "messing with the trash cans." Connor Sanders addressed the Board, saying he was sorry upsetting the trash cans and went on to describe his behavior. He said they had tried to set them upright but could not. He asked the Board if there was any type of community service they could do to atone for their actions. Director Savarese thanked the boys for coming out and asked that they give their contact information to Ms. Alvarado. They left the meeting at 7:20 p.m.

Mr. Alanis continued his report, noting that CourTex had submitted a proposal to resurface the basketball court for $5,500, which included stripping and applying a new acrylic surface. No action was taken.

Ms. Miller reported on the status of the playground equipment in the District's parks. She presented proposals from T.F. Harper for a children's train in Veteran's Park, one made of metal and the other of plastic. She said she recommended the plastic as safer for children. Director Teiber stated that the Parks Committee would review the materials and make a recommendation at the next meeting. No action was taken.

Community Center Committee. Ms. Miller reported that she has informed residents that the District would not take new reservations for the Community Center because of the upcoming construction. The Directors discussed how to handle Community Center use by the public during construction and whether to consider renting portable buildings for staff. Director Savarese stressed that the Board must let residents know that the Center will be under construction and perhaps have renters acknowledge this in writing.

Deed Restrictions Committee. Director Stempko reported that the tow truck trailer parked in the District has been removed but that the refrigerator in a resident’s driveway is still there.

Security. Mr. Haag reported that he had discussed the District's request that the Williamson County Sheriff’s Office enforce the ban on fishing in District’s ponds with the County Attorney and that Mr. Haag was waiting to hear back from him. Mr. Haag added that he believes they are making progress.

Environmental Committee. The Board discussed the use of potable and non-potable water for irrigation. No action was taken.

Engineer. There was no report.

Attorney. Mr. Haag reported that he is continuing to monitor water district related legislation.

Communications. There was no report.

There being no further business to come before the Board, the next meeting was scheduled for May 12, 2015. The meeting adjourned at 8:02 p.m.

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Secretary
Fern Bluff MUD Board of Directors