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

May 22, 2012

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 May 22, 2012 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, thus constituting a quorum. Also present were District General Manager, Janey Miller; Operations Manager, Hector Alanis; Phil Haag and Jennifer Waits of McGinnis Lochridge & Kilgore LLP; Community Center Manager, Cindy Alvarado; Brian Schmidt of Ecosystems, and several District residents.

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

2. The Board then recognized district resident, Jeffrey Martin who thanked the Board for their service and noted he was moving out of Fern Bluff MUD. He asked that the Board consider a forum on Yahoo or another form of social media to communicate with residents. Additionally, he requested that the Board be mindful during the budgeting period of repair costs for the large pond.

3. The Board then canvassed the Directors Election Returns. With canvassing of the election returns came an Order entitled:

ORDER NO. 12-0522-1

ORDER CANVASSING ELECTION RETURNS FOR FERN BLUFF MUNICIPAL UTILITY DISTRICT BOARD OF DIRECTORS ELECTION

Upon a motion by Director Stempko and seconded by Director Quillman, the Board unanimously approved the canvass of the Election returns and related order.

4. Mr. Haag then administered the Oath of Office to Directors Savarese, Teiber and Sabatino.

5. Next, the Board considered its first item of business, the consent agenda. Director Teiber moved that the Board approve the Consent Agenda containing minutes from the March meeting, payment of and transfers for operation expenses, requests and change orders and customer charge offs. Director Stempko seconded the motion, and upon being placed to a vote, the motion carried unanimously.

6. The next item of business was the relocation of a PEC utility pole from a resident's property to MUD property. Ms. Miller directed the Board to pages 133-142 of the packet and presented the matter. Upon a motion by Director Teiber and seconded by President Savarese, the Board unanimously approved relation of the PEC pole and related easements.

7. The Board then received reports from consultants and committees:

   Landscape Contractor – Mr. Schmidt presented his report in its entirety and as contained in the Board packet.

   General Manager – Ms. Miller presented her General Manager's Report in its entirety and as contained in the Board packet.

   Operations Manager – Mr. Alanis presented his report in its entirety and as contained in the Board packet.

   Parks & Recreation – Director Quillman reported that he and Director Teiber inspected the tennis courts and while the Board may consider budgeting for resurfacing in the future, the courts are safe for recreational play and that there are no severe cracks that rendering them unsafe.

   Deed Restriction – Director Quillman reported on the status of ongoing issues within the district, noting several yards are in need of maintenance. Additionally, the committee was made aware of a tow truck parking at Columbia Falls Cove. Mr. Haag confirmed that the resident that address has already entered into an agreement with the District stating a tow truck would not be parked at the residence. The Board asked Mr. Haag to initiate correspondence both written and via phone to the resident regarding the issue.

   Environmental – Director Stempko reported that she has reviewed the Texas Forest Service information regarding wildfire hot spots, and thought it would be prudent for the committee to discuss the issue.

   Community Center – Director Stempko reported that the community center is now equipped with Wi-Fi.

Communications & Newsletter – President Savarese reported that he and Ms. Miller have worked up the details of a district-wide survey.

There being no further business to come before the Board, the meeting adjourned at 6:48 p.m.

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Secretary
Fern Bluff MUD Board of Directors