# Fern Bluff MUD – Minutes of the Board of Directors Meeting

**Date:** January 27, 2026
**Time:** 6:00 PM – 7:18 PM (open session)

---

## 1. Call to Order & Roll Call

- Meeting called to order at approximately **6:00 PM**.

- **All directors present along with Mr. Zachariah Evans, Janey Miller, Hector Alanis and Jeremiah Alcantar.**

- **Pledge of Allegiance** led by Director Barnes.

---

## 2. Citizens' Communications

- **Speaker:** Lonnie Robinson (resident).
- **Topic:** Condition of the baseball practice field adjacent to Fern Bluff Park (school property).
- **Concerns Raised:**
  - Field damaged by contractor vehicle traffic during pickleball court and shade structure construction.
  - Presence of ruts, rocks, and uneven surfaces creating safety risks for youth sports.
  - Request that the field be restored promptly for spring baseball practices.
  - Assertion that restoration responsibility should fall on the contractor, not the District.
  - Potential liability exposure if injuries occur.
- **Board / Staff Response:**
  - District acknowledged the issue and confirmed the field has not been forgotten.
  - Restoration deferred until construction activities are fully complete and weather conditions improve.
  - District reiterated commitment to repair all areas impacted by construction and maintain good relations with Fern Bluff Elementary and the school district.

---

## 3. Consent Agenda

- **Corrections Requested:**
  - Spelling correction of auditor's name.
  - Clarification of park and road references in meeting minutes.
- **Action:** Consent agenda approved unanimously with noted corrections.

---

## 4. Parks & Landscaping Report

**Presented by:** Brian Schmidt (Landscaping Contractor)

### Baseball Field Restoration

- Confirmed that grading and leveling of the disturbed field area is a **half-day task** once access is cleared.
- Proposed approach:
  - Leveling using skid steer equipment.
  - Application of topsoil and seed mix (rye for winter germination, Bermuda for long-term turf).
  - Acknowledged lack of permanent irrigation; expectations managed accordingly.
- Discussion included potential goodwill improvements such as upgrading the home plate area with infield soil, subject to coordination with the school.

### Seasonal Landscaping Operations

- Focus shifting to **storm debris cleanup** following recent ice and freeze events.
- Upcoming activities:
  - Cutback of lantanas, salvias, and flowering perennials over the next several weeks.
  - Pruning of ornamental grasses, roses, and shrubs beginning mid-February.
  - Mulching of butterfly garden scheduled for early February.
- **Irrigation:**
  - Main irrigation system and temporary wildflower irrigation currently shut down for freeze protection.
  - Reactivation planned mid-February, weather permitting.

---

## 5. Election Matters

- **Director Election:** Ordered for **May 2, 2026**.
- **Seats Up for Election:** Two director positions, Place 2 and Place 4
- **Agreements Approved:**
  - Joint Election Services Agreement with **Williamson County**.
  - Adoption of required election equipment resolution.
- **Election Agent:** Zack Evans Law Firm designated as election agent.
- **Estimated Cost:** Minimum $1,000; typically $3,000–$4,000 due to cost-sharing.
- **Outcome:** All election-related items approved unanimously in a single motion.

---

## 6. FY 2024–2025 Audit Report

**Presented by:** Donald Alman, CPA (telephonic presentation)

### Financial Position Highlights

- **Total Assets (2025):** ~$20.49M (slight decrease year-over-year).
- **Capital Assets:** Increased by ~$2.2M due to major capital investments, funded without debt.
- **Debt Status:** District remains **debt-free**.
- **Net Position:** ~$19.7M.

### Operating Results

- **Total Revenues:** ~$4.86M (↑ ~$136K from prior year).
- **Total Expenses:** ~$5.19M (↑ due largely to depreciation from capital additions).
- **Net Operating Loss:** ~$327K (non-cash driven; depreciation ~$912K).
- **Cash Flow:** Remains positive; overall financial condition described as **"fantastic."**
- **Board Action:** Audit report approved unanimously.

---

## 7. General Manager & Operations Report

### Weather Response & System Operations

- Only **two pipe burst incidents** reported during recent freeze; both resolved promptly.
- Staff assisted residents in locating and operating shutoff valves as a courtesy.
- Preventive communications issued regarding freeze preparedness.

### Solid Waste Services

- Trash and recycling pickup delayed district-wide due to ice conditions.
- Republic Services scheduled **catch-up service**, including extra bag pickup.
- Deed restriction enforcement temporarily relaxed regarding trash can visibility.

### Water System & Compliance

- **State Water System Inspection:** Scheduled for later in the week.
- Inspection to include record review and physical inspection of facilities.
- Staff expressed confidence in inspection readiness.

### Metering & AMI

- Radio units delivered; installation partially complete.
- Vendor startup meeting scheduled.
- Full deployment to resume following inspection and weather recovery.

---

## 8. Intergovernmental Coordination

- **City of Round Rock:**
  - Agreement reached to restore District access to its property affected by roadway construction.
  - District expects to incur some driveway and concrete costs.
- **Wholesale Water Rates:**
  - Anticipated rate increases due to broader litigation involving other MUDs and Round Rock.
  - Budget impacts expected to become clearer by mid-year.

---

## 9. Committee Reports

- **Roads Committee:** Wyoming Springs project progressing; completion estimates range from May–Fall 2026.
- **Budget Committee:** No issues; audit confirms strong financial health.
- **Community Center:** No new items reported.
- **Deed Restrictions:** No violations or enforcement actions.
- **Security:** Routine patrols continued; no major incidents.
- **Communications:**
  - Planned topics include water shutoff education, MS4 awareness, backflow prevention, and wastewater averaging reminders.
  - Potential use of existing City of Round Rock instructional videos discussed.

---

## 10. Executive Session

- **Time Entered:** 7:18 PM.
- **Purpose:** Consultation with legal counsel.
- **Authority:** Texas Government Code §551.071.
- **Time Exited:** 7:23 PM.
- **Meeting Adjourned:** 7:25 PM after no action taken.

---

## Key Decisions & Takeaways

1. Commitment reaffirmed to restore baseball field impacted by construction.
2. Director election ordered for May 2, 2026.
3. FY 2024–25 audit approved; District remains debt-free and financially strong.
4. Freeze response effective with minimal service disruption.
5. State inspection scheduled with high confidence in compliance.
6. Continued coordination with City of Round Rock on access and rate issues.

---