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

October 27, 2026

The Board of Directors ("**Board**") of Fern Bluff Municipal Utility District ("**District**") convened in a regular meeting that was open to the public at 6:00 p.m., on the above-referenced date, at the Fern Bluff Municipal Utility District Community Center, 7320 Wyoming Springs Drive, Round Rock, Texas 78681, pursuant to notice posted in accordance with law.

Director Sabatino called the meeting to order and called the roll of the Board, to wit: **George Sabatino**, President; **Marc Smith**, Vice President; **Jessica Stempko**, Secretary; **Kevin Barnes**, Treasurer; and **Richard Horton**, Assistant Secretary-Treasurer. With Directors Sabatino, Smith, Stempko, and Barnes present, and Director Horton absent, a quorum was established.

Also attending the meeting were Hector Alanis, the District's General Manager; Jeremiah Alcantar, the District's Operations Manager; Brian Schmidt, of Texas Lawn and Garden ("**TLG**"), the District's landscaper; and Zachariah T. Evans, of ZTE Law, PC, the District's Attorney.

The Board recited the United States Pledge of Allegiance.

Next, Mr. Schmidt provided an overview of TLG's activities within the District over the previous month, as well as upcoming projects. TLG will begin serving the District twice per month beginning the week of November 2, 2026. Among other things, TLG will install mulch at various locations throughout the District. During October 2026, TLG performed maintenance on various irrigation systems within the District.

Next, Director Sabatino noted no one was present to address the Board during the citizen comment period.

The Board then considered the monthly consent agenda, including payment of the District's bills and invoices, payment of and transfers for operations expenses, pay requests, change orders, and the minutes of the Board's September 22, 2026, meeting. Director Smith moved to approve the consent agenda; Director Barnes seconded; the motion carried unanimously.

Next, the Board considered a resolution designating essential public works emergency response personnel. Mr. Alanis presented the resolution and explained it would require designated personnel to complete certain training and obtain related credentials. After discussion, Director Smith moved to adopt the resolution; Director Stempko seconded; the motion carried unanimously.

Mr. Alanis then presented the General Manager's report. Among other things, Mr. Alanis informed the Board the District has a new website domain with a ".gov" designation, to wit: https://fernbluffmudtx.gov/. He also reported that negotiations on the solid waste disposal services agreement with Republic Services were successful and the agreement has been executed.

Next, Mr. Alcantar briefed the Board on District facilities maintenance and operations over the last month. Among other things, he reported the District has now installed 324 new AMI water meters, and the District participated in National Night Out, where District personnel provided educational information about the District's Municipal Separate Storm Sewer System (MS4) and Stormwater Management Plan (SWMP).

Under the Roads Committee report, the Board discussed ongoing and pending improvements to roadways within the District.

Under the Budget Committee report, Director Barnes gave an overview of the District's income and expenses over the fiscal year ended September 30, 2026.

There was no report from the Community Center Committee.

There was no report from the Deed Restriction Committee.

There was no report from the Security Committee.

On behalf of the Communications Committee, Director Smith reported the District distributed a newsletter in September and he is currently compiling information to include in the next newsletter.

The Board scheduled its next regular meeting for November 17, 2026, at 6:00 p.m. The Board tentatively scheduled its December meeting for December 15, 2026. Unless the Board has pressing business, the December meeting will be canceled.

Except as otherwise reflected in these minutes, the Board took no action on any other item listed on the agenda for this meeting. Pursuant to notice provided in accordance with law, the Board may have taken some agenda items out of order.

There being no further business, the Board adjourned.

(SEAL)

_____

Jessica Stempko
Secretary, Board of Directors