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

October 9, 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 October 9, 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, with the exception of Director Savarese, thus constituting a quorum. Also present were District General Manager, Janey Miller; Hector Alanis of Severn Trent Environmental Services, 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 resident, Alicia Moore, who reported on people fishing at the pond near her residence and significant wear and tear to the grass area leading to the pond, as people are not using the sidewalk. She urged the Board to erect “No Fishing” signage as to remind people fishing is not permitted in the ponds.

   Sheila Blaicher addressed the Board to report that the Oak Brook neighborhood continues to suffer from the county road resurfacing project and that an abundant amount of loose rocks remain.

3. The first item of business was approval of the monthly consent agenda. The Board determined there were no items subject to removal and upon a motion by Director Stempko and seconded by Director Quillman, the Board unanimously approved the consent agenda containing the minutes of the August and September regular meetings; payment of bills and invoices and transfers for operation expenses, pay requests and change orders and customer charge write offs.

4. 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. He reported that ECO Systems applied pre-emergent to the turf grass on the fields, and that annual flowers will be planted at the end of October or early November throughout the District and at the community center. The leak in the irrigation system at Olsen Meadows has been repaired, and Mr. Schmidt will inspect all parks for any brown patch and treat as necessary.

General Manager – Ms. Miller presented her General Manager's Report in its entirety and as contained in the Board packet. She reminded the directors to submit their final per diems immediately for fiscal year ending September 30, 2012. Additionally, Ms. Miller reported that winter wastewater averaging will begin in mid-November and that she will send notice to customers either via mail chimp or as an insert to the water bills.

Operations Manager - Mr. Alanis presented his report in its entirety and as contain in the Board packet, noting the facilities are in good standing.

Roads - Director Stempko asked Ms. Miller to ensure someone from Williamson County will address loose gravel from the road resurfacing project.

Parks & Recreation – Ms. Miller reported on several complaints regarding off-leash dogs. Since this is prohibited by Williamson County, residents should contact the county to report complaints. The directors discussed the issue of pet waste in the parks and throughout the district, as there is a significant increase in pet waste in recent months. The Board agreed that a district-wide reminder to residents to clean up after their pets may be necessary and that signage and/or a web article would be beneficial. Director Stempko and Ms. Miller agreed to work together to address the issue.

Deed Restrictions - Director Quillman reported on deed restriction activity throughout the district, noting there are six homes considered to be high in priority of enforcement and that three of those six have been referred for legal enforcement. Director Quillman then moved that the District not enforce the requirement of back fences in the Fern Bluff Neighborhood where there is a back fence adjacent to the property. Director Sabatino seconded the motion and the board discussed the issue. Director Sabatino stated that a home with a back fence would automatically bear the burden of maintenance, repair and eventual replacement of the back fence should the home adjacent to (behind) choose not to have a back fence, and that is not fair. Mr. Haag noted that this particular enforcement lies with the Architectural Control Committee and that the MUD Board and the ACC Board may want to discuss it further and consider these instances on a case by case basis. He said that this issue alone underscores the need for the ACC and the MUD to be on the same page regarding deed

enforcement. Director Quillman rescinded his motion and there was no action taken.

Communications - Director Quillman reported that the MUD web site will undergo minor changes this month and that mail chimps were on the way.

There being no further business to come before the Board, the meeting adjourned at 7:00 p.m.

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Secretary
Fern Bluff MUD Board of Directors