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

October 14, 2014

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 14, 2014 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; Operations Manager, Hector Alanis, Phil Haag of McGinnis Lochridge; Community Center Manager, Cindi Alvarado and Charles Evans of ECO Systems.

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 Quillman and seconded by Director Stempko, the Board unanimously approved the consent agenda containing the minutes of the September 9, 2014 regular meeting; payment of bills and invoices, transfers for operation expenses, pay requests, change orders and customer charge write offs.

4. Next, the Board reviewed the District Information Form and Notice to Purchaser. Mr. Haag explained that the form is updated annually, and recorded in the county records.

5. The Board then received reports from district consultants and committees.

   Landscape Contractor – Mr. Evans 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 on page 175. She requested that the board consider the purchase of a truck for district operations and presented the directors with competitive bids from local dealerships. The board discussed the size and features required for the operations team and upon a motion by Director Quillman and seconded by Director Sabatino, the Board unanimously approved the purchase of a district vehicle.

Operations Manager - Mr. Alanis presented his report on district operations and the need for repairs to the elevated storage tank. The district shares responsibility for repairs of the tank with the City of Round Rock. Fern Bluff MUD pays 33% of the costs of repair while the City pays 67%. Mr. Alanis was notified that one of the tank valves malfunctioned and that as a result, water cannot be shut off and causes the tank to become too full. Upon a motion by Director Quillman and seconded by Director Sabatino, the Board unanimously approved 33% of the cost of repairs to the elevated storage tank, as per the District's agreement with the City of Round Rock. Additionally, the City will pay for its portion of water loss.

Parks & Recreation – Director Teiber reported on the conditions of District parks.

Community Center - Ms. Miller reported that the patio improvements continue and construction is still underway.

Deed Restrictions - Ms. Miller reported that the District's new deed restriction enforcement company is actively observing properties throughout Fern Bluff.

Security – Director Teiber presented a proposal from Williamson County regarding the District's Interlocal Agreement for security patrol services. The Board discussed the proposed increase in costs for patrol services and upon a motion by Director Stempko and seconded by Director Teiber, the board unanimously approved to decline the proposal and terminate its contract with Williamson County for security patrol services.

Communications – No report.

There being no further business to come before the Board, the next meeting was scheduled for November 11, 2014. The meeting adjourned at 7:15 p.m.

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Secretary
Fern Bluff MUD Board of Directors