MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE

FERN BLUFF MUNICIPAL UTILITY DISTRICT

December 12, 2017

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 December 12, 2017, 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, to wit:

George Sabatino	President
Joseph Teiber	Vice President
Jessica Stempko	Secretary
Kevin Barnes	Treasurer
Marc Smith	Assistant Secretary/Treasurer

and all Directors were present, thus constituting a quorum.

Also in attendance, were Janey Miller, the District's General Manager; Hector Alanis, the District's Operations Manager; and Morgan Johnson and Suzanne McCalla of McGinnis Lochridge, the District's Attorney ("**McGinnis**").

Director Sabatino called the meeting to order, after which Director Barnes led those present in the Pledge of Allegiance.

Director Sabatino noted that there were no persons present who wished to address the Board.

The Board then considered approval of the monthly consent agenda containing the minutes of the November 15, 2017, regular Board of Directors meeting; payment of bills and invoices; payment of transfers for operation expenses; pay requests; change orders; and customer charge write-offs. After a brief discussion, upon a motion duly made by Director Teiber and seconded by Director Barnes, the Board voted unanimously to approve the Consent Agenda, including the minutes of the November 15, 2017 regular Board of Directors meeting.

The Board next considered an ORDER REESTABLISHING PARK RULES AND REGULATIONS GOVERNING RECREATIONAL FACILITIES AND GREENBELTS AND

FEES AND CHARGES FOR THE USE THEREOF (the "**Order**"). Ms. Miller recalled that at the District's November Board meeting, the Board authorized amending the Park Rules and Regulation Governing Recreational Facilities and Greenbelts and Fees and Charges for the Use Thereof (the "Park Rules") to solidify the Board's position on fishing in the District's parks. She continued that she had discussed with the District's Attorney re-establishing the Park Rules to: (1) consolidate all previous amended versions of the Park Rules into a single document; and (2) ensure that the Park Rules were updated to include all of the District's current policies. She then reviewed in detail the proposed changes to be incorporated into the Park Rules. A lengthy discussion ensued. After further discussion, upon a motion duly made by Director Barnes and seconded by Director Teiber, the Board voted unanimously to approve the Order with changes as discussed. A copy of the Order, thus approved, is attached hereto, and shall be considered an exhibit to these minutes. Ms. Miller noted that a copy of the re-established Park Rules would be posted on the District's web site.

Next, the Board considered reconstituting the District's Committee assignments following the appointment of Director Smith to the Board. After discussion, upon a motion duly made by Director Teiber and seconded by Director Barnes, the Board voted unanimously to reconstitute the District Committees as follows:

Parks Committee	Director Teiber and Director Stempko
Budget Committee	Director Sabatino and Director Barnes
Community Center Committee	Director Stempko and Director Barnes
Security Committee	Director Teiber and Director Sabatino
Deed Restrictions Committee	Director Stempko and Director Barnes
Roads Committee	Director Stempko and Director Smith
Communications	Director Smith and Director Sabatino

Director Barnes suggested that the responsibilities of each committee should be detailed in a document, and the Board concurred.

Ms. Miller then reviewed with the Board a chart detailing the rates charged by the District for use of the District's Community Center. She noted that lower rates are charged for non-profit entities. After review and discussion, the Board agreed that the District's current rate structure for the District Community Center was sufficient and that no changes were needed. A copy of the Community Center rates is included in the Board Packet, which packet is attached to these minutes as an exhibit.

Ms. Miller then updated the Board on the status of the Hairy Man Road and Great Oaks at Brushy Creek improvement projects (the "Project"). She stated that she was in the process of scheduling a meeting with Williamson County (the "County") to discuss the effects of Project on District infrastructure as well as the County's proposed left turn lane from Brushy Creek Road into Olson Meadows Park.

The next item before the Board was the review of proposals for the landscape maintenance of the District's parks and green spaces. Ms. Miller presented the proposals

and a bid tabulation sheet of the bids received. She noted that Mr. Alanis had prepared a Bidder Evaluation chart weighting the proposals on a number of criteria. Ms. Miller stated her recommendation that the Board go with Texas Lawn and Garden, LLC ("Texas Lawn"). She explained that she had worked with the primary landscaper for Texas Lawn in the past and was familiar with the type of service that he provides his customers. Director Stempko and Director Teiber both stated that they also had worked with the landscaper for Texas Lawn and that his work was excellent. After further discussion, upon a motion duly made by Director Sabatino and seconded by Director Stempko, the Board voted unanimously to approve the proposal submitted by Texas Lawn and Garden, LLC, at a three-year base contract amount of $904,711.00. A copy of the proposals, Bid Tabulation Sheet and Bidder Evaluation are attached to these minutes as exhibits.

Next, Ms. Miller presented the General Manager's Report in its entirety, a copy of which is included in the Board Packet.

Ms. Johnson then updated the Board on the status of the following lawsuits: Fern Bluff Municipal Utility District v Ganesh Padmanabhan and Fern Bluff Municipal Utility District v Demetria Castillo-Woolf, Gregory Esquivel, and Samantha Castillo. No action was taken on these items.

The Board then discussed the date of the District's next regular Board of Directors meeting. After discussion, the Board decided that the District's next regular meeting would be held at 6:00 p.m. on January 16, 2018.

There being no further business to come before the Board, the meeting was adjourned.

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Secretary, Board of Directors
Fern Bluff Municipal Utility District

(SEAL)

Attachments to the Minutes of the
Fern Bluff Municipal Utility District
December 12, 2017, Board of Directors Meeting

1. District Packet;

2. Order Re-establishing Park Rules and Regulations Governing Recreational Facilities and Greenbelts and Fees and Charges for the Use Thereof; and

3. Landscape Bid Tabulation Sheet and Bidder Evaluation.