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

April 10, 2018

THE STATE OF TEXAS
WILLIAMSON COUNTY

The Board of Directors (the "**Board**") of the Fern Bluff Municipal Utility District (the "**District**") convened in a **regular** meeting open to the public at 6:00 p.m. on March 13, 2018, 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; Jack Gardner and Brian Schmidt of Texas Lawn and Garden, LLC, the District's Landscaper ("**Texas Lawn**"); 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 March 13, 2018, regular Board of Directors meeting; payment of bills and invoices; payment of transfers for operation expenses; pay requests, including Pay Application No. 8 and Final from Fazzone Construction Co., Inc. ("**Fazzone**"); 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 March 13, 2018, regular Board of Directors meeting and Pay Application No. 8 and Final from Fazzone.

Mr. Gardner next presented the Landscaping Report. He stated that Texas Lawn had distributed two rounds of pre-emergent weed killer throughout the District's Parks. He added that one round remained to be completed. Mr. Gardner reported that most of the ant mounds in the District's Parks had been removed, but that Texas Lawn would continue to spot treat

for ant mounds as needed. He also stated that Texas Lawn dedicates 25% of its time in the District to maintaining the District's green belts. He then introduced his partner Mr. Schmidt to the Board. Mr. Schmidt stated that he would be working in the District every month to ensure that all park and green belt issues were taken care of. He said that annuals had been installed and that he planned to have all mulch installed throughout the District by Memorial Day. Mr. Gardner and Mr. Schmidt thanked the Board for their time and departed the meeting.

The next item of business before the Board was consideration of the AMENDED ORDER ESTABLISHING RULES AND REGULATIONS GOVERNING RECREATIONAL FACILITIES, PARKS, AND GREENBELTS AND FEES AND CHARGES FOR THE USE THEREOF (the "**Park Rules**"). Ms. Miller explained that the Park Rules were being amended to clarify the section regarding key fobs. After a brief discussion, upon a motion duly made by Director Sabatino and second by Director Teiber, the Board voted unanimously to amend the Park Rules as discussed. A copy of the amended Park Rules are included in the District's Records.

The Board then reviewed an amendment to Engineering Services Agreement with CMA Engineering, Inc., ("**CMA**"). After consideration, upon a motion by Director Teiber and seconded by Director Barnes, the Board voted unanimously to approve the amended engineering contract with CMA, as presented. A copy of CMA's amended contract, thus approved, is attached hereto as an exhibit to these minutes.

Ms. Miller next updated the Board on the status of the improvements and/or the widening by Williamson County (the "**County**") of Brushy Creek Road and Hairy Man Road (the "**Project**"). She first distributed for the Board's review a design plan depicting two options for the new entrance to Olson Meadows Park from Brushy Creek Road as part of the Project by the County. She explained the various benefits of each option and noted that the County planned to begin the project at the end of 2018. After discussion, the Board agreed that the bottom option on the design plan presented was the preferred option. A copy of the Design Plan as presented is attached to these minutes as an exhibit.

Next, Ms. Miller presented the General Manager's Report in its entirety, a copy of which is included in the Board Packet and attached hereto as an exhibit to these minutes. She stated that the resurfacing of the District's tennis courts was complete and that the results looked great. She added that two additional windscreens remained to be installed around the tennis courts.

She then reported on an ongoing problem with the parking area at the east end of the trail going through the District. She explained that the area was located on the District's property but that the County owned the easement across the area. She continued that the parking area was becoming a potentially hazardous muddy mess. Ms. Miller reported that she was working with the County to see if the County would use their equipment to install road base purchased by the District in the area.

Continuing her report, Ms. Miller stated that certain landscapers and residents continued to blow landscaping debris into the District's stormwater system, potentially clogging the system and causing significant damage. She questioned how to resolve the issue. Ms. Johnson stated that amending the District's Rate Order to include rules regarding depositing debris into the District's stormwater system would be the best option. After a

question from the Board, Ms. Johnson responded violations of the Rate Order would be enforceable against the resident hiring the landscaper.

Director Teiber next reported on the patrols of the District by off-duty officers pursuant to the Independent Contractor Agreement for Off-Duty Security and Patrol Services between the District and the Williamson County Sheriff's (the "**Sheriff's Office**"). He stated the Sheriff's Office had responded quickly to a call regarding a suspicious package left at a residence. He continued that the package turned out to be okay, but that it was a relief to the resident that the officer had shown up to address the issue so quickly.

Director Smith then updated the Board on the status of the District' "app" for smart phones. He also requested that if anyone had ideas for the District's newsletter to forward them to his attention.

Ms. Johnson then updated the Board on the status of the following lawsuits: Fern Bluff Municipal Utility District v Ganesh Padmanabhan. After discussion, upon a motion duly made by Director Sabatino and seconded by Director Teiber, the Board voted unanimously to authorize the District's Attorney to move forward with the lawsuit if Mr. Padmanabhan did not agree to the settlement amount of $2,000 by May 4, 2018.

Ms. Johnson then brought the Board up to date on Fern Bluff Municipal Utility District v Demetria Castillo-Woolf, Gregory Esquivel, and Samantha Castillo. No action was taken on this item.

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 May 8, 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
April 10, 2018, Board of Directors Meeting

1. District Packet;

2. Amendment to Engineering Services Agreement with CMA Engineering, Inc.; and

3. Design Plans for Project.