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

June 12, 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 June 12, 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 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 Stempko led those present in the Pledge of Allegiance.

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

Mr. Gardner next presented the Landscaping Report. He stated that Texas Lawn had completed several stages of the District's summer landscaping and would be working in the District's greenbelts during the coming week. He cautioned that large numbers of bees were present in the area. Mr. Gardner pointed out that Texas Lawn would be applying a fungicide to treat areas of take-all patch located within Brightwater Park. Ms. Miller questioned the status of the berm in Brightwater Park, and Mr. Gardner responded that the Texas Lawn crew was unable to complete the project due to a large underground boulder that could not be removed. He suggested that a rain garden would be a good fit for the area and should resolve the standing water problems. After discussion, he agreed to provide a proposal for the rain garden at the District's July Board meeting for review by the Board.

The Board then considered approval of the monthly consent agenda containing the minutes of the May 8, 2018, 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 May 8, 2018, regular Board of Directors meeting.

Next, the Board considered District Purchasing Guidelines for expenditures incurred on behalf of the District by the District's General Manager and District staff. After review and discussion, upon a motion duly made by Director Barnes and seconded by Director Smith, the Board voted unanimously to approve the District Purchasing Guidelines, as presented. A copy of the District Purchasing Guidelines is attached hereto and shall be considered 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**"). Ms. Miller stated that she plans to set up a meeting between the County and the District's Roads Committee regarding land acquisition for the Project. Ms. Miller added that the County would also like to meet with the Board regarding proposed changes to O'Connor Drive.

The Board then discussed the intersection of Wyoming Springs and Smyers Lane. Director Barnes stated his belief that a light should be installed at the intersection to prevent additional vehicular accidents, and the Board concurred. After a lengthy discussion, the Board authorized Director Smith to draft a letter to the City of Round Rock regarding the issue for review at the District's next meeting.

Next, Ms. Miller presented the General Manager's Report in its entirety, a copy of which is included in the Board Packet attached hereto as an exhibit to these minutes. She stated that her office planned to conduct a water leak survey of the District's water lines to ensure that the District's high water accountability was maintained. She estimated the costs to perform the survey would be approximately $16,000. She also noted that her office would be painting the park pavilions at Fern Bluff Park, Olson Meadows Park, and Brightwater Park as well as the water tanks at the Oak Brook Pump Station.

Continuing her report, Ms. Miller told the Board that the District's annual drinking water quality report [Consumer Confidence Report] was completed and would be included in the District's monthly utility billing for June.

Ms. Miller then presented a proposal of $40,000 for landscape renovation and maintenance at Brightwater Park. She explained that four bids were solicited from area landscapers. Ms. Miller detailed the work proposed, stating that the renovation corrected a drainage issue in the landscape bedding near the parking lot and updated areas under the heritage oaks. She added that the proposal also included the installation of drip irrigation systems throughout the park and the replacement of the Bermuda grass with Zoysia grass. After a brief discussion, upon a motion duly made b Director Barnes and seconded by Director Teiber, the Board voted unanimously to approve the proposal as presented. A copy of the proposal is attached hereto as an exhibit to these minutes.

Ms. Johnson next reviewed a letter sent to a District resident regarding deed restrictions violations.

Next, Director Teiber 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 noted that an officer in Olson Meadows had found a wallet and had returned it to its rightful owner.

Director Smith then reported to the Board on District Communications. He stated that he planned to include an article about grass alternatives, including a rain garden, on the District's website.

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

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 July 17, 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
June 12, 2018, Board of Directors Meeting

1. District Packet; and

2. Proposal for Brightwater Park.