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

December 11, 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 December 11, 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; Brian Schmidt of Texas Lawn and Garden, LLC, the District's Landscaper ("**Texas Lawn**"); Jimmy Miller, a resident of the District; and Phil Haag and Suzanne McCalla of McGinnis Lochridge, the District's Attorney ("**McGinnis**").

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

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

The Board then considered approval of the monthly consent agenda containing the minutes of the November 13, 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. Ms. Miller noted a change in a listing on the Profit and Loss Report included in the Board Packet. 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 13, 2018, regular Board of Directors meeting.

Mr. Schmidt next presented the Landscaping Report. He stated that Texas Lawn was in the process of mulching areas of the District and planned to complete the process by the end of the week. Mr. Schmidt also reported that winter annuals were planted throughout the District, thus completing the District's final change of flowers for 2018.

Mr. Schmidt then reviewed with the Board several proposals for the renovation of Friendly Oaks Park (the "**Park**"). He stated that Texas Lawn planned to renovate and expand the existing garden on the east side of the Park with a monument, install a patio behind the exercise playscape at the Park, install a garden along the berm in the center of the Park, and create a shade garden along the trail on the west side of the Park. Director Teiber emphasized that the Park was heavily used by residents of the District and was in need of the renovations. After additional discussion, upon a motion duly made by Director Smith and seconded by Director Barnes, the Board voted unanimously to approve the proposals for the renovation of Friendly Oaks Park, as presented. A copy of the proposals are included in the Board Packet, which packet 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 berm renovation was complete at the trailhead in the Brightwater Greenbelt and that she planned to order benches for the area. She also reported that the District was flying the United States and Texas flags in Veteran's Park at half-staff in honor of President George H.W. Bush for 30 days.

At this point Director Stempko left the meeting.

Mr. Alanis next reviewed the Operations Reports included in the Board Packet with the Board. He noted that the District's water accountability for the month of November was 93%. He stated that he had met with a representative from Ace Audio ("**Ace**") regarding an issue with the speakers at the District's Community Center. Mr. Alanis confirmed that the speaker issue was resolved, and he added that Ace would return next month to evaluate the entire communication system at the Community Center to determine what upgrades to the system were required. He added that the upgrades would include additional speakers with Bluetooth capabilities.

The Board then discussed the deed violations at 8307 Priest River Drive. Mr. Haag stated that a letter was sent out to the homeowner outlining the decision made by the Board to grant the homeowners of 8307 Priest River Drive until December 31, 2018, to complete the renovations on the exterior of the home, including closing off the walls, windows, doors, and roof to the outside and removing all other "attractive nuisances" on the property. He stated that his office planned to prepare the legal work for a declaratory judgment action to be considered at the District's January meeting if the homeowners have not come into compliance by December 31, 2018.

Director Teiber then 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 the patrols had been routine during the past month with no major incidents reported within the District.

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 15, 2019.

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 11, 2018, Board of Directors Meeting

1. Board Packet.