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

April 9, 2019

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 April 9, 2019, 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 Zac Evans 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.

The Board then considered approval of the monthly consent agenda containing the minutes of the March 12, 2019, 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 March 12, 2019, regular Board of Directors meeting as written.

Mr. Gardner next presented the Landscaping Report. He first reported that the District's wildflower garden at Veteran's Park was doing well. However, he noted that in other areas of the District, the wildflower gardens might need to be augmented in the fall to ensure ongoing success in those areas. Mr. Gardner next reviewed the recent maintenance completed in the District's Park by Texas Lawn, including leaf collection, and he pointed out that Texas Lawn was in the process of addressing the weed problems within the District's parks. He noted that Texas Lawn personnel continue to walk the District's parks and green spaces to ensure that all areas are fully maintained.

The next item of business before the Board was to amend the policies and rates for the Fern Bluff Community Center (the "**Community Center**"). Ms. Miller reported that the Community Center Committee had met and discussed the policies rates for the Community Center and was recommending certain changes. Ms. Miller then detailed the proposed changes to the policies and rates with the Board. She emphasized that any change in the policies or rates would not affect current contracts in place, but only those reservations going forward. Director Smith questioned if the rates proposed were competitive with other similar facilities, and Ms. Miller responded in the affirmative. Director Stempko also confirmed that her research on other facilities reflected that the District's rates were in line with other entities rates. After additional discussion, upon a motion duly made by Director Barnes and seconded by Director Sabatino, the Board voted to amend the rates for the Fern Bluff Community Center as recommended by the Community Center Committee. Copies of the amended rates are included in the Board Packet, attached hereto.

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 added that she had not received any new information on the Project to date.

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 Round Rock Refuse would begin using automated refuse collection trucks within the District beginning on April 22, 2019. She confirmed that Round Rock Refuse had sent out a letter and flyer to each address within the District. She added that information about the new solid waste pickup services was included on the District's website.

Mr. Alanis reported that he was in the process of drafting the District's new stormwater management program in compliance of the Texas Commission on Environmental Quality's (the "Commission") Texas Pollutant Discharge Elimination System [TPDES] General Stormwater Permit for Phase II Small Municipal Separate Storm Sewer Systems [MS4] (the "**Permit**"). He also reported that he would be working with the District's Attorney to include updated stormwater language and backflow prevention language into the District's Rate Order.

Next, Mr. Barnes reported that the homeowner at 8307 Priest River Drive had not made any new progress on resolving the deed violations at the residence. Mr. Evans recalled that the homeowner had told the Board that he would complete all exterior renovations to his home by May 15, 2019. After discussion, the Board directed the District's Attorney to contact the homeowner to remind him of the upcoming deadline.

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 that the Sheriff's Office patrols had issued several speeding tickets during the past month, and he noted that an armed felon was arrested on March 11, 2019.

Mr. Evans 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 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 May 14, 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
April 9, 2019, Board of Directors Meeting

1. Board Packet.