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

May 14, 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 May 14, 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 Barnes led those present in the Pledge of Allegiance.

The Board then considered approval of the monthly consent agenda containing the minutes of the March 21, 2019, special and April 9, 2019, regular Board of Directors meetings; 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 Sabatino and seconded by Director Smith, the Board voted unanimously to approve the Consent Agenda, including the minutes of the March 21, 2019, special and April 9, 2019, regular Board of Directors meetings, as written.

Mr. Gardner next presented the Landscaping Report. He reported that maintenance throughout the District remained "on track" despite the recent wet weather. He added that Texas Lawn was monitoring the District's turf for possible fungus. Mr. Gardner stated that a post-emergent was applied to the District's turf, and he added that a large number of grub worms were spotted by Texas Lawn crew. He suggested applying a grub worm treatment in the near future. Mr. Gardner continued that Texas Lawn would begin the District's Butterfly Garden next week, after which mulch would be applied throughout the District. After a brief discussion, Mr. Gardner thanked the Board and departed the meeting.

The next item of business before the Board was a RESOLUTION OF THE BOARD OF DIRECTORS OF FERN BLUFF MUNICIPAL UTILITY DISTRICT, AMENDING RATES FOR USE OF THE DISTRICT'S COMMUNITY CENTER (the "**Resolution**"). Mr. Evans reviewed the Resolution with the Board. After discussion, upon a motion duly made by Director Barnes and seconded by Director Teiber, the Board voted unanimously to approve the Resolution as presented. A copy of the Resolution is attached hereto and 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**"). 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, which packet is attached hereto as an exhibit to these minutes. She stated that a resident had called in an incident regarding theft of the District's water. She explained that Mr. Alanis had investigated the issue and determined that persons with a company offering pressure-washing services in the District had connected their truck to a District fire hydrant and were siphoning the water into the truck. Mr. Alanis told the Board that he confronted the persons and called the Williamson County Sheriff's Office. Mr. Alanis emphasized that, in addition to the issue of theft, a particular concern was that the persons did not utilize a backflow prevention device to protect the District's potable water supplies from contamination or pollution due to backflow. After discussion, the Board directed that an item be added to the District's next agenda to allow the District to consider options for prosecution of the persons responsible for the theft of the water.

Continuing her report, Ms. Miller noted that her office had received numerous calls regarding the noise from the construction of a new development adjacent to the District

Ms. Miller then presented a resolution to amend TexPool authorized representatives. After a brief discussion, upon a motion duly made by Director Barnes and seconded by Director Sabatino, the Board voted unanimously to approve the TexPool resolution, as presented. A copy of the TexPool resolution is attached hereto and shall be considered an exhibit to these minutes.

Next, Mr. Evans updated the Board on the status of the deed restriction violations at 8307 Priest River Drive. Mr. Evans explained that he had contacted the homeowner, who stated that he had contacted Stucco Wall Expert and obtained an estimate to complete the required repairs. The Board noted that the estimate was dated February 15, 2019. Ms. Miller distributed the estimate submitted by the homeowner for the Board's review. After discussion, upon a motion duly made by Director Barnes and seconded by Director Sabatino, the Board voted unanimously to: (1) allow the homeowner until June 4, 2019, to complete all necessary repairs; and (2) authorize the District's Attorney to contact the homeowner to inform him of the Board's decision to move forward with filing a lawsuit if the necessary repairs are not completed by June 4, 2019.

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 were mostly routine, with the officers citing many vehicles for traffic violations.

Director Smith reported that he would work with the District's landscaper on a community article regarding the type of landscaping that grows best in this area.

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.

Mr. Evans also updated the Board on recent bills passed during the 86th Legislative Session.

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 June 11, 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
May 14, 2019, Board of Directors Meeting

1. Board Packet;
2. TexPool resolution; and
3. Resolution amending Community Center rates.