MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE FERN BLUFF MUNICIPAL UTILITY DISTRICT
November 12, 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 November 12, 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, except Director Smith, 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, ("**Texas Lawn**") the District's landscaper; and Zachariah T. Evans 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 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 October 8, 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 October 8, 2019, regular Board of Directors meeting, as written.

Mr. Gardner next presented the Landscaping Report. He reported that regular maintenance was ongoing and routine and that the District was on an every other week schedule during the winter months. He told the Board that Texas Lawn planned to work on the District's trails during the coming weeks and would install mulch throughout the

District after all the leaves had dropped from the trees. Mr. Gardner stated that Texas Lawn had planted flowers for the winter and had applied a pre-emergent and fungicide on the District's grassy areas. He added that the District's sports fields were aerated and "top dressed." After a brief discussion, the Board thanked Mr. Gardner for his report, and he departed the meeting.

Ms. Miller then updated the Board on the status of the improvements by Williamson County (the "**County**") to the Great Oaks Drive/Brushy Creek Road intersection and bridge replacement project (the "**Great Oaks Project**").

Next, Ms. Miller presented the General Manager's Report in its entirety, a copy of which is included in the Board Packet. She stated that AVR, Inc. ("**AVR**"), the District's utility billing and collection company, was in the process of upgrading its cloud-based software. She pointed out that AVR had chosen the District to be the first district to receive the upgrade and would begin training of the District's staff on November 19, 2019.

Ms. Miller then reported that the City of Round Rock (the "**City**") was beginning development of a road extension at Wyoming Springs from Brightwater Boulevard to Sam Bass Road. She noted that the District had not experienced any difficulties or complaints, to date.

Continuing her report, Ms. Miller explained that the because of the additions by Texas Lawn to the District's parks and green spaces, the District had significantly expanded their duties. She stated that Texas Lawn was requesting that their contract be amended to reflect their updated duties. Mr. Evans agreed to review Texas Lawn's current contract and draft an amendment as requested.

Mr. Alanis then presented the Operations Report for the Board. He reported the resurfacing of the water tower was complete and had gone well. He then reported that maintenance on the District's pump stations would be completed in the near future as well as the winterizing of the District's facilities.

Director Barnes then questioned the amount of money proposed to upgrade the District's parks and green spaces. He explained that he wanted to make sure that the District was planning wisely for the park upgrades. Director Sabatino responded that the previous landscaper had neglected the District's parks and green spaces and that the upgrades were long overdue. Director Teiber concurred. Ms. Miller confirmed that District residents were pleased with the changes. The Board noted that more residents were utilizing the District's parks and green spaces and were commenting positively on the changes.

The Board next considered four proposals from Texas Lawn for upgrades to Veterans Park, Cheatham Park, and Brightwater Park. Ms. Miller noted that she had solicited bids from three other landscapers for the work, but that Texas Lawn provided the lowest proposals. Director Teiber stated that all upgrades were necessary and needed and motioned to approve the proposals as presented. Director Barnes seconded

the motion, which passed with all Directors voting in favor. Copies of the proposals are attached hereto and shall be considered exhibits to these minutes.

Ms. Miller next reported that the District had received a signed copy of a settlement agreement in the Fern Bluff Municipal Utility District v Michael and Alison Snyder lawsuit. Mr. Evans detailed the provisions of the settlement agreement with the Board.

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 Office (the "**Sheriff's Office**"). He noted that the Sheriff's Office continued to issue a number of traffic violations for speeders 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 December 10, 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
November 12, 2019, Board of Directors Meeting

1. Board Packet; and
2. Proposals from Texas Lawn.