MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE FERN BLUFF MUNICIPAL UTILITY DISTRICT
December 10, 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 December 10, 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, ("**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 Teiber led those present in the Pledge of Allegiance.

Director Sabatino noted 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 November 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 November 12, 2019, regular Board of Directors meeting, as written.

Mr. Gardner next presented the Landscaping Report. He reported that Texas Lawn was in the process of trimming trees along boulevards and trails within the District. He stated that Texas Lawn completed the installation of a monument stone along Great Oaks Drive and that the project at Cheatham Park should be completed by December 11,

2019. Ms. Miller noted that Cheatham Park was recently vandalized, and Mr. Gardner responded that Texas Lawn had cleaned up the area. Ms. Miller added that the District may want to consider adding security cameras to the park.

Continuing his report, Mr. Gardner stated that bluebonnet sprouts were coming up throughout the District and that Texas Lawn had ordered red and white flowers to be installed for the holidays. After a brief discussion, Mr. Gardner thanked the Board for their time and departed the meeting.

Ms. Miller then updated the Board on the status of the improvements and/or widening of Brushy Creek Road and Hairy Man Road by Williamson County (the "**Hairy Man Project**"). She noted that a lot of residents and persons living in and around the area were upset at the number of trees planned to be removed as part of the Hairy Man Project.

The Board then entered into executive session at 6:10 p.m., pursuant to V.T.C.A. Government Code, Chapter 551.071, to receive the Attorney's advice on Agenda Item No. 9(a) as listed on the District's agenda. The Board reconvened in open session at 6:33 p.m. Director Sabatino reported that no decisions were made and no votes taken on the items discussed in executive session.

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 her office was now fully converted to the new software system provided by AVR, Inc. ("**AVR**"), the District's utility billing and collection company, and that although there were some minor issues at the end of the month, overall the process was "seamless" for residents. She added that AVR has been very responsive to questions and concerns by staff using the system.

Ms. Miller then reported that the wastewater averaging for the District began on November 15, 2019, and would continue through February 17, 2020. She added that information on the process was included on the last two billing statements sent to District residents as well as on the District's website. She stated that her office always recommends that District customers turn off their irrigation systems in the winter to conserve water during the averaging period.

Next, Mr. Alanis reviewed the District's water loss report as included in the Board Packet. He noted that the District's water accountability for the month of November was at 96% of water pumped versus water distributed. He added that the District's water accountability for the past 12 months was at 96% of water pumped versus water distributed.

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 patrols by the Sheriff's Office within the District were routine for the month of November.

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 14, 2020.

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 10, 2019, Board of Directors Meeting

1. Board Packet.