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

June 9, 2020

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 June 9, 2020, 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 Smith led those present in the Pledge of Allegiance.

Director Sabatino noted that no residents were present who wished to address the Board at this time.

The Board then considered approval of the monthly consent agenda containing the minutes of the May 13, 2020, 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 Barnes and seconded by Director Teiber, the Board voted to approve the Consent Agenda, including the minutes of the May 13, 2020, regular Board of Directors meeting, as written. Directors Sabatino, Teiber, Barnes and Smith voted in favor of the motion and Director Stempko abstained.

Mr. Gardner next presented the Landscaping Report. He reported that routine maintenance was ongoing throughout the District. He pointed out that a third application

of fertilizer and post-emergent weed killer was applied during the past month. He continued that the District's irrigation system was inspected and more frequent runs of the system had begun due to the warmer weather. Mr. Gardner told the Board that the practice soccer field at Fern Bluff Park was over seeded with Bermuda grass seeds at no cost to the District due to an unexpected cold front that killed the grass during the past winter. After continued discussion, the Board thanked Mr. Gardner for his time, and he departed the meeting.

Ms. Miller next reported that all Board members and District employees had completed the state-approved cybersecurity training course required pursuant to House Bill 3834, passed during the 86th Texas Legislative Session. Ms. McCalla added that McGinnis would file the necessary documents with the Department of Information Resources confirming the District's compliance, as required.

Ms. Miller then discussed the improvements by Williamson County (the "**County**") to the Great Oaks Drive/Brushy Creek Road intersection, including bridge replacement (the "**Great Oaks Project**"). Ms. Miller updated the Board on the status of the project and stated that Oncor had requested a utility easement from the District to install electrical lines for the Great Oaks Project. After discussion, upon a motion duly made by Director Smith and seconded by Director Teiber, the Board voted unanimously to authorize providing a utility easement to Oncor, subject to final review and approval by the District's Attorney.

Next, Ms. Miller reported on the improvements and/or widening of Brushy Creek Road and Hairy Man Road (the "**Hairy Man Project**"). She explained that the Hairy Man Project was delayed but that Williamson County anticipates beginning the project in August 2020.

Next, Ms. Miller presented the General Manager's Report in its entirety, a copy of which is included in the Board Packet. She reported that the restrooms in the District Parks remained closed due to the stringent sanitation requirements as a result of the pandemic. She added that the District's tennis courts and playscapes were now open.

Continuing her report, Ms. Miller stated that the Fern Bluff Community Center remained closed and questioned the Board's preference on reopening. After discussion, the Board agreed that the Community Center should re-open for reservations beginning August 1, but would follow guidelines put in place by Governor Abbott. After additional discussion, upon a motion duly made by Director Barnes and seconded by Director Smith, the Board voted unanimously to: (1) open the Community Center beginning August 1, 2020; and (2) approve an addendum to the District's Community Center policies increasing rental fees for cleaning of the Community Center to an amount not to exceed $300.00.

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 May was at 99%

of water pumped versus water distributed. He added that the District's water accountability for the past 12 months remained at 98% of water pumped versus water distributed.

Ms. Miller next reported that the Deed Restriction Committee had approved hiring Sage Management Services to assist in deed enforcement within the District. She then reviewed with the Board various signs that were noticed in homeowner's yards within the District. A lengthy discussion ensued. No action was taken on this item.

Ms. Miller then stated that a wraparound deck was installed at 8307 Priest River Drive. After discussion, the Board authorized the District's Attorney to contact the homeowner to request that the deck be removed immediately.

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 stated that the patrols by the Sheriff's Office during the past month were routine. Ms. Miller noted that additional patrols may need to be added in the future.

Director Smith then presented the Communications Report. He updated the Board on the various communications planned for the District. He stated that he planned to include an article from the District's Landscaper on the District's website.

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 July 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
June 9, 2020, Board of Directors Meeting

1. Board Packet.