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

October 13, 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 October 13, 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 or joining during the meeting, were Janey Miller, the District's General 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 Barnes led those present in the Pledge of Allegiance.

Next, Mr. Gardner presented the Landscaper's Report. He stated that the additional garden creations on the other side of the pollinator garden on Brightwater Trail were completed, and he updated the Board on various projects throughout the District. He added that the wildflower areas at Brightwater Trail were repopulated, and the Bradford Pear trees along Pagosa Springs within the District were removed and replaced with Mexican White Oak trees.

The Board next considered proposals submitted by Texas Lawn to install trees within Olson Meadows Park trees to replace the Bradford Pear trees scheduled for removal (the "Project"). Mr. Gardner explained that the first proposal was for the installation of 56, 45-gallon trees at a cost to the District of $54,075.50 and the second alternative proposal was for the installation of 53, 30-gallon trees at a cost of $45,695.50. Director Sabatino questioned how much time is needed for a 30-gallon tree to grow into the size of a 45-gallon tree, and Mr. Gardner responded that it would take approximately two years. Copies of both proposals are included in the Board Packet, which packet is attached hereto as an exhibit to these minutes.

Concluding the Landscaper's Report, Mr. Gardner encouraged the Board to view the lighting installed at the Fern Bluff Community Center (the "**Community Center**"). Director Smith asked if there was a list of all plants planted within the District's butterfly garden for inclusion on the District's website, and Mr. Gardner replied in the affirmative. Director Smith also suggested the installation of a sign in the butterfly garden stating, "For more information, go to the District's website", and the Board agreed.

Director Sabatino next 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 September 8, 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 Teiber and seconded by Director Barnes, the Board voted unanimously to approve the Consent Agenda, including the minutes of the September 8, 2020, regular Board of Directors meeting, as written.

The next item before the Board was to consider AN ORDER OF THE BOARD OF DIRECTORS OF FERN BLUFF MUNICIPAL UTILITY DISTRICT; ESTABLISHING VIOLATIONS OF CERTAIN DEED RESTRICTIONS AS VIOLATIONS OF DISTRICT RULES; ESTABLISHING VIOLATIONS OF STATE LAW AS VIOLATIONS OF DISTRICT RULES; PROVIDING FINDINGS OF FACT; PROVIDING PENALTIES UP TO $10,000.00 PER VIOLATION; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR OPEN MEETING; PROVIDING AN EFFECTIVE DATE (the "**Order**"). A copy of the Order is included in the Board Packet. The Board discussed the Order at length, and requesting several revisions. After review, the Board requested that a revised Order be included on the District's November agenda for consideration.

Next, Ms. Miller updated the Board on the status of improvements by Williamson County to the Great Oaks Drive/Brushy Creek Road intersection, including bridge replacement (the "**Great Oaks Project**"). She stated that the Great Oaks Project would begin in approximately 3-4 weeks, and she would inform the Board prior to commencement. Director Smith requested that the General Manager send a notification to the District's residents prior to commencement, informing them of the potential for traffic flow interruption as a result of the Great Oaks Project, and Ms. Miller agreed.

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 the Williamson County Parks Department (the "**Parks Department**") received bond approval for a partial extension of the Brushy Creek Trail. She added that the Parks Department also requested a Right of Entry into the District's property running adjacent to Hairy Man Road to allow RVI Planning to begin surveying, environmental, and geotechnical studies to expand the Brushy Creek Trail.

Ms. Miller then informed the Board that the Fern Bluff Community Center (the "**Community Center**") would be an election day polling location for the November 3, 2020, general election.

Continuing the General Manager's Report, Ms. Miller stated that all District operations were proceeding as normal, including all water and wastewater testing and reporting, as required. She added that reservations to rent the Community Center would only be accepted for meetings with occupancy limits that could be strictly controlled. She added that the restrooms in the District Parks will open on October 19, 2020.

At this point Director Barnes departed the meeting.

Ms. Miller then informed the Board that the District has received several calls regarding dead or compromised trees within the Greenbelts, and she stated that a couple of the dead trees were already removed prior to today's meeting. After discussion, Director Teiber made a motion to approve the proposal prepared by Texas Lawn to plant 56, 45-gallon trees at a total cost to the District of $54,075.50. Director Stempko seconded the motion. The motion was unanimously approved.

Ms. Miller next presented a proposal to clean-up the area within the Oakbrook Greenbelt ("**Clean-up Proposal**") at a District cost of $16,457.00. After a brief discussion, upon a motion duly made by Director Smith and seconded by Director Stempko, the Board voted unanimously to approve the proposal as discussed.

Mr. Evans next updated the Board on the deed violations at 17512 Klamath Falls Drive and 8405 Priest River Drive. He stated that he received photographs as proof of the deed violations and would move forward with sending out letters to the residents.

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 Sheriff's Office. He stated that the September 2020 patrol reports showed routine patrols in the District, and he noted that he requested that Lieutenant David increase patrol hours of the District to 100 hours per month.

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 November 10, 2020.

There being no further business to come before the Board, the meeting was adjourned.

_____

Secretary, Board of Directors
Fern Bluff Municipal Utility District

(SEAL)

Attachments to the Minutes of the
Fern Bluff Municipal Utility District
October 13, 2020, Board of Directors Meeting

1. Board Packet.