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

November 10, 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 November 10, 2020, via teleconference and videoconference in compliance with an advisory issued by the Office of the Governor, pursuant to notice duly given in accordance with the law.

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 Stempko, thus constituting a quorum.

Also in attendance or joining during the meeting, were Janey Miller, the District's General Manager; Hector Alanis, the District's Operations Manager; and Zachariah T. Evans, Lecelle Clarke, 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 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 October 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 Smith, the Board voted unanimously to approve the Consent Agenda, including the minutes of the October 13, 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.

Mr. Evans reviewed the revisions made to the previous draft of the Order with the Board. The Board requested that the Order be further revised to include service via electronic methods and/or hand delivery. After additional review, upon a motion duly made by Director Smith and seconded by Director Barnes, the Board voted unanimously to approve the Order, subject to the revisions noted above.

Next, Ms. Miller presented the General Manager's Report in its entirety, a copy of which is included in the Board Packet. She first noted that Texas Lawn and Garden, LLC, ("**Texas Lawn**"), the District's landscaper, continued to work on various District projects, including the ongoing tree replacement project. Director Teiber pointed out that the District had received numerous compliments on the work of Texas Lawn throughout the District over the past few months.

At this point Director Stempko joined the meeting.

Ms. Miller next reported that as of October 23, 2020, the "cut-over" to the new Oak Brook main water line was complete. She noted that the process appeared seamless to Oak Brook residents and everything was running smoothly at this time.

Continuing her report, Ms. Miller stated that the Fern Bluff Community Center (the "**Community Center**") would not be accepting rentals through the end of the year. She noted that the District had received very few calls to reserve the Community Center for 2021, and she stated her belief that the residents understood the need to restrict access to the Community Center as a result of the ongoing pandemic.

Mr. Evans next updated the Board on the deed violations at 17512 Klamath Falls Drive and 8405 Priest River Drive. He stated that a notice was sent to the residents at 17512 Klamath Falls Drive and that the notice to 8405 Priest River would go out on November 12, 2020.

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 hours by the Sheriff's Office within the District increased to 90 patrol hours during the month of October, and he added that patrol reports received by the Sheriff's Office were excellent.

Next, Director Smith presented the Communications Report. He stated that he planned to work with the District's Landscaper to identify plants in the District's Butterfly Garden. He added that this information would be made available to residents on their smart phones for use in identifying the plants while at the Butterfly Garden.

Mr. Evans then reported that the filing of bills for the 87th Legislative Session began on November 9, 2020. He explained that his office planned to review any bills filed that would impact the District and provide the Board timely updates on the status of said bills. He added that all work done by McGinnis regarding the tracking of pertinent legislation would be tracked under a separate matter number to allow for greater oversight by the Board.

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 8, 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
November 10, 2020, Board of Directors Meeting

1. Board Packet.