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

November 9, 2021

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 9, 2021**, 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.

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; Hector Alanis, the District's Operations Manager; Dawn Scheel, P.E. and Eric Ratzman, P.E., of Halff Engineers, Project Managers for the City of Round Rock Transportation Department; and Zachariah T. Evans and Suzanne McCalla of McGinnis Lochridge, the District's Attorney ("**McGinnis**"). Several members of the public were also present.

Director Sabatino called the meeting to order, after which Director Teiber led those present in the Pledge of Allegiance.

Director Sabatino then noted that there were residents present who wished to address the Board during the Citizen Communications portion of the meeting.

Ms. Scheel next addressed the Board and stated she and Mr. Ratzman were present on behalf of the City of Round Rock (the "**City**") to present information on the proposed extension of Wyoming Springs Drive (the "**Wyoming Springs Project**"), specifically Segment 1 of the Wyoming Springs Project. Mr. Ratzman then reviewed a memorandum with the Board regarding the acquisition of rights of way for the Wyoming Springs Project. He detailed three scenarios that comply with Chapter 26 of the Texas Parks and Wildlife Code, and he stated that the City had chosen Option 3 as the option requiring the removal of the least amount of trees in the area and posing the least harm to the land. He then reviewed the public hearing procedures required by Chapter 26 and explained that the City planned to conduct the public hearing in the near future. A copy

of the memorandum and presentation documents are included in the Board Packet; which packet is attached hereto as an exhibit to these minutes.

The Board next heard Citizen Comments. Yoram Givon, a resident of the District, addressed the Board regarding deed violations that he recently received. No action was taken on this item.

The Board then considered approval of the monthly consent agenda containing the minutes of the October 12, 2021, 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 Stempko and seconded by Director Smith, the Board voted unanimously to approve the Consent Agenda, including the October 12, 2021, regular Board of Directors meetings minutes, as written.

The next item of business before the Board was A RESOLUTION OF THE BOARD OF DIRECTORS OF FERN BLUFF MUNICIPAL UTILITY DISTRICT; ESTABLISHING REASONABLE RULES OF PROCEDURE FOR THE INSPECTION AND COPYING OF PUBLIC INFORMATION; PROVIDING FINDINGS OF FACT; PROVIDING FOR THE ASSESSMENT AND COLLECTION OF CERTAIN FEES; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR OPEN MEETING (the "**PIR Resolution**"). Mr. Evans detailed the provisions included within the PIR Resolution with the Board. He noted that the PIR Resolution lays out the process for requesting public information from the District as well as the procedures to be followed by the District's Public Information Coordinator. He explained that all public information requests submitted electronically must be sent to the Public Information Coordinator at openrecords@fernbluffmud.org. After review and discussion, upon a motion duly made by Director Smith and seconded by Director Barnes, the Board voted unanimously to approve the PIR Resolution, as presented. A copy of the PIR Resolution, thus approved, is included in the Board Packet.

Ms. Miller then detailed the status of the improvements to the Great Oaks/Brushy Creek Road intersection (the "**Great Oaks Project**"). She stated that Williamson County notified the District that Hairy Man Road, from Great Oaks to Sam Bass Road, will be closed from November 8, 2021 through the summer of 2022. She continued that the regional trail adjacent to Hairy Man Road will also be closed and that the District's sidewalk running along Great Oaks from Brightwater Boulevard to Hairy Man Road is included in this closure. Ms. Miller added that Brightwater Boulevard and Creek Bend Boulevard are designated as detours and that MailChimp® emails will be sent to all residents to notify them of the closures.

Next, Ms. Miller presented the General Manager's Report, a copy of which is included in the Board packet. She first reported that the installation of fiber optic cable in areas of the District by AT&T is ongoing and that her office has received numerous calls about the damage to front and back yards within the District. She added that a notice

was sent out to residents with a phone number for AT&T to allow residents to report any damages the resident might experience to AT&T directly.

At this point, Director Teiber departed the meeting.

Continuing her report, Ms. Miller stated that recent legislative changes regarding the use of golf carts has resulted in increased golf cart activity within the District's Parks. She explained that the District's Park Rules specifically state that golf carts may not be driven within the parks, as they cause damage to the areas. She noted that her office was handling the issues as they arise, but that additional action may be required to ensure that persons do not drive golf carts on park property.

Mr. Alanis then provided the Operations Report. He reported that he recently attended a Texas Commission on Environmental Quality (the "**Commission**") seminar on completing and submitting the District's Emergency Preparedness Plan ("**EPP**") pursuant to Senate Bill 3 passed during the 87th Texas Legislative Session. He reminded the Board that the District was required to submit its EPP to the Commission no later than March 1, 2022, and he noted that he planned to submit the completed EPP to the Commission by the end of next week well ahead of the required deadline. Mr. Alanis then added that the District has until July 1, 2022, to implement the District's EPP.

Director Barnes next reviewed with the Board the Profit and Loss Statement for the District for the fiscal year to date. No action was taken on this item.

Ms. Miller then reported that the Fern Bluff Community Center was fully operational and scheduling events for the holiday season.

Director Barnes next provided the Deed Restrictions Committee Report. He reported that the Architectural Control Committee had recently approved revisions to the Unsightly Articles list, and he detailed the revisions with the Board. No action was taken on this item.

Ms. Miller 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**"). She noted that there has been a significant increase in the number of car burglaries in the recent weeks and added that the Sheriff's Office was issuing citations for vehicles parked along the street facing the wrong direction. Ms. Miller also stated that the postal boxes along Columbia Falls were recently broken into and vandalized. She then discussed with the Board various options for the repair and or replacement of the postal boxes, including estimated costs. Ms. Miller added that she would continue to research the issue and provide additional information to the Board as received.

The Board then discussed the Communications Committee report. Director Smith stated the District's new website would be live beginning December 1, 2021, and that

information on the plants within the District's Butterfly Garden will be included on the newly updated 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 December 14, 2021.

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
November 9, 2021, Board of Directors Meeting

1. Board Packet.