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

November 9, 2022

STATE OF TEXAS §
WILLIAMSON COUNTY §

The Board of Directors (the "**Board**") of the Fern Bluff Municipal Utility District (the "**District**") convened in a meeting open to the public at 6:00 p.m. on **November 9, 2022**, 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.

Director Sabatino called the meeting to order and called the roll of the Board, to wit: **George Sabatino, President; Marc Smith, Vice President; Jessica Stempko, Secretary; Kevin Barnes, Treasurer; and Joseph Teiber, Assistant Secretary/Treasurer.** With all Directors present, a quorum was established.

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 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 Barnes led those present in the Pledge of Allegiance.

Director Sabatino then stated that a resident was present who wished to address the Board at this time. Nick Steward, a resident addressed the Board regarding his property located at 17512 Klamath Falls Dr.

Next, the Board considered approval of the monthly Consent Agenda containing the minutes of the October 12, 2022, 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, Director Stempko moved to approve the Consent Agenda; Director Barnes seconded; and the Board voted unanimously to approve the Consent Agenda.

Mr. Gardner next updated the Board with their Landscaping Report, including ant treatments and pre-emergent. He stated that he will bring a proposal to the next Board meeting for the playground mulch replacements. After further discussion, Mr. Gardner thanked the Board for its time and departed the meeting.

Ms. Miller then presented the General Manager's Report, a copy of which is included in the Board packet. She noted the Great Oaks Bridge has opened with a temporary detour. Ms. Miller also stated that several deed restriction violations in the Fern Bluff neighborhood have been resolved, and the AT&T sidewalk damage on Brightwater Blvd. has finally been repaired. Director

Barnes then reported that the District is receiving replies to the park survey. Ms. Miller concluded by reporting that the bell tower in the community center is leaking again, and staff is working on getting it repaired and sealed.

The Board then convened into Executive Session, to consult with legal counsel. Director Teiber, left the meeting at this time.

Director Sabatino, called the Board back into regular session and announced that no votes were taken and no decisions were made.

Director Smith then motioned to adopt the two (2) Resolutions initiating legal proceedings regarding 8509 Columbia Falls Drive and 17512 Klamath Falls Drive, to include a forty-eight (48) hour grace period to come into compliance or submit an ACC request. The motion was seconded by Director Sabatino. After discussion Directors Smith, Sabatino and Stempko voted in favor of the motion and Director Barnes abstained, with Director Teiber absent, the motion carried with a vote of 3-0-1.

Next the Board discussed conveyance of certain parkland to the City of Round Rock for the construction of the Wyoming Springs Extension. The Board discussed the City's offer of compensation and Ms. Miller reported that the offer was a reasonable based on informal feedback the District received from appraisers. After a brief discussion, Director Barnes moved to accept the City's offer and convey the parkland; Director Smith seconded; and the Board approved the motion unanimously.

Director Sabatino 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 Director Teiber, who normally reports on this item, was not present, and that he had nothing to report.

Next, Director Smith presented the Communications Report and noted that he had completed the District's Q4 newsletter which included information on wastewater averaging. He further noted that he would include the survey results of the District's parks survey if they would be available in time. Director Smith further noted that he would like to get the Q4 newsletter out by the end of the month.

The Board then discussed the date of the District's next Board of Directors meeting. After discussion, the Board decided that the District's next meeting would be held at 6:00 p.m. on December 13, 2022.

There being no further business to come before the Board, upon a motion duly made by Director Barnes and seconded by Director Stempko, the Board voted unanimously to adjourn.

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Secretary, Board of Directors
Fern Bluff Municipal Utility District

(SEAL)

Attachments
Fern Bluff Municipal Utility District
November 9, 2022, Board of Directors Meeting

1. Board Packet.