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

December 13, 2022

The Board of Directors ("**Board**") of Fern Bluff Municipal Utility District ("**District**") convened in a **regular** meeting open to the public at 6:00 p.m., on December 13, 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; Hector Alanis, the District's Operations Manager; Brian Schmidt 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.

Next, Director Teiber led those present in the Pledge of Allegiance.

Mr. Schmidt next provided the Landscaping Report to the Board. He stated that Texas Lawn continues to work in the District's green belts and parks, and, in general, operations were normal over the last month. He and Ms. Miller briefly discussed the District's aging irrigation system and capital improvements planned for the system in the future.

Next, the Board considered approval of the monthly consent agenda, including 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.

Ms. Miller then summarized activities of the Roads Committee. Ms. Miller stated she expected that the approximately 1.75 acres of parkland that the Board previously approved to be sold to the City of Round Rock ("**City**") for their use in developing part of the Wyoming Springs Drive expansion project would be fully conveyed within the month of December. Ms. Miller also stated that the bridge reconstruction and improvements along Great Oaks Drive continued, and there appeared to be good progress being made on the project.

Next, Ms. Miller presented the General Manager's Report, a copy of which is included in the Board packet for this meeting, a copy of which is attached to these minutes and fully incorporated for all purposes. She stated that, among other District operations over the last month, the District's personnel repaired a water line leak on Glen Canyon Drive and the road would be patched soon thereafter. Ms. Miller also reported that the District received 248 responses to the

survey the Parks Committee distributed to residents and that Director Barnes would be going into more detail on those results under the Parks Committee report.

Mr. Alanis next provided the Operations Report. He detailed various maintenance and repairs completed during the past month and indicated there are a number of manholes within the District that are in need of maintenance due to chemical degradation that occurs over long periods of time. He estimated 22 manholes would need to be inspected and possibly replaced and that he is working with Brushy Creek Municipal Utility District ("**Brushy Creek**") on the project, as the District shares facility lines with Brushy Creek.

Next, Director Barnes reviewed the results of the aforementioned Parks Committee surveys. He stated that a large majority of the survey responders had a "favorable" or "very favorable" opinion of the District's parks and related facilities. Director Barnes also provided a summary of the survey results, a copy is included in the Board Packet. Director Smith inquired about including the survey results on the District's website and the Board agreed, but without individual comments from the surveys. The Board also agreed to include the results in the District's upcoming Q4 newsletter.

On behalf of the Community Center Committee, Ms. Miller reported that rain had infiltrated the community center through a leak in the roof, which had since been repaired. She also reported that community center rentals and activities were steady, and the District would not be accepting any additional holiday party bookings as the holiday calendar is full.

Director Teiber then reported on behalf of the Security Committee, indicating that Williamson County Sheriff's Office deputies performed 90 hours of patrols within the District in the prior month.

Finally, the Board discussed the date of their next regular meeting, which would be held at 6:00 p.m. on January 10, 2023.

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

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Jessica Stempko, Secretary
Board of Directors
Fern Bluff Municipal Utility District

(SEAL)

Attachments
Fern Bluff Municipal Utility District
December 13, 2022, Board of Directors Meeting

1. Board Packet.