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

October 10, 2023

The Board of Directors ("Board") of Fern Bluff Municipal Utility District ("District") convened in a special meeting that was open to the public at 6:00 p.m., on the above-referenced date, at the Fern Bluff Municipal Utility District Community Center, 7320 Wyoming Springs Drive, Round Rock, Texas, pursuant to notice posted in accordance with 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 **Richard Horton**, Director. 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 Alaniz, the District's Operations Manager; Jeremiah Alcantar, the District's Assistant Operations Manager; Jack Gardner, of Texas Lawn and Garden, the District's landscaping consultant; and Zachariah T. Evans, of the Law Office of Zachariah T. Evans, the District's Attorney ("Evans Law").

Next, the Board recited the Pledge of Allegiance.

Director Sabatino then noted no citizens were present to address the Board.

The Board then considered approval of the monthly consent agenda, including minutes and certified agenda of the Board's September 12, 2023, meeting; payment of bills and invoices; payment of transfers for operation expenses; pay requests; change orders; and customer charge write-offs. Director Horton moved to approve the consent agenda, subject to two noted revisions to the September meeting minutes; Director Barnes seconded; and the Board voted unanimously to approve the motion.

Mr. Gardner then provided an overview of landscaping operations within the District, noting that the District's trees have suffered as a result of the winter freeze earlier in the year, followed by the extremely hot temperatures of the summer. Mr. Gardner also noted the summer weather adversely affected grass and other turfs within the District's parks; therefore, the District may want to consider replacing it with native turfs and perennial rye grass when the time is appropriate. Upon an inquiry by Director Sabatino, Mr. Gardner stated he would provide the District with an estimate to install native turf where it is possible and appropriate. The Board went on to discuss the possibility of installing "Fern Bluff" welcome signs at certain places within the District's parks and trails. After further discussion, Mr. Gardner also stated he could provide the District an estimate for hydroseeding the turf at Cheatham Park. The Board determined to forgo this particular park maintenance until the spring of 2024.

Next, Ms. Miller updated the Board on the status of ongoing road improvements within the District. She stated that the Great Oaks Project is complete for all intents and purposes.

Ms. Miller then summarized the General Manager's report, a copy of which is included in the Board Packet, which is attached and incorporated into these minutes for all purposes. She stated the District's wastewater winter-averaging program would commence on November 15, 2023.

Mr. Alaniz then discussed with the Board the status of the Districts Municipal Separate Storm Sewer System ("**MS4**") permit. He stated the District received approval from the Texas Commission on Environmental Quality ("**TCEQ**") for the permit application that the District applied to TCEQ for in 2019. Mr. Alaniz noted, however, that MS4 permits are only valid for five (5) years; therefore, the District will have to reapply to TCEQ for a new permit by January 31, 2024, when the aforesaid approved permit is set to expire.

Under the Parks Committee report, Director Barnes proposed that the committee consider the possibility of installing a fenced dog park, at a location to be determined, within the District's parks. Ms. Miller noted that a large portion of the District's parks were funded by grants from the State of Texas. Therefore, the District would likely need to get approval for the installation of a dog park from Texas Parks and Wildlife Department ("**TPWD**").

Under the Deed Restriction Committee report, Directors Sabatino and Horton noted they are in the process of scheduling a meeting of the committee, subject to the availability of the committee members who do not serve on the Board.

Also under the Deed Restriction Committee report, Director Barnes inquired as to whether metal roofs would be permitted by the Architectural Control Committee ("**ACC**"). A brief discussion ensued. Ultimately, Director Barnes stated that, if anyone asked him about installing a metal roof, he would inform them they should submit a request for such to the ACC.

Next, under the Security Committee report, Director Barnes inquired about forming a safety committee to study traffic enforcement issues within the District. A brief discussion ensued. The Board took no action on this matter.

Under the Communications Committee report, Director Smith reported that the District's fall newsletter has been distributed. The Board discussed the timing for issuing the next newsletter. Director Smith stated it may be appropriate to issue a new newsletter in late November or early December to inform residents of the upcoming winter-averaging and other matters.

Next, the Board retired into executive session pursuant to Section 551.071, Texas Government Code, to discuss agenda item #15. The Board then reconvened in open session and Director Sabatino announced that the Board neither made any decisions, nor took any votes.

The Board then discussed moving their regular meeting date to the fourth Tuesday of each month, starting January 23, 2024. Director Sabatino made a motion as such; Director Barnes seconded; and the Board voted unanimously to approve the motion.

The Board then set their next regular meeting for November 14, 2023, at 6:00 p.m.

There being no further business, the Board adjourned.

[*Execution page follows*.]

_____

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

(SEAL)

Attachments
Fern Bluff Municipal Utility District
Board of Directors Meeting

1. Board Packet