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

April 11, 2023

The Board of Directors ("**Board**") of Fern Bluff Municipal Utility District ("**District**") convened in a meeting open to the public at 6:00 p.m., on March 14, 2023, 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 except Director Teiber, a quorum was established.

Also, in attendance or joining during the meeting, were Janey Miller, the District's General Manager; Brian Schmidt of Texas Lawn & Garden ("**Texas Lawn**"), the District's landscaping consultant; Jimmy and Diana Sagnes, of Sage Management ("**Sage**"), the District deed restriction enforcement services provider, and Zachariah T. Evans of McGinnis Lochridge, the District's Attorney ("**McGinnis**"). Members of the public were also present.

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

Director Sabatino next noted no citizens signed up to address the Board.

Next, Mr. Schmidt reviewed the status of the District's parks and green spaces. He reviewed the status of the District's park space maintenance, indicating that Texas Lawn will be applying pre-emergent fertilizer in the next week or so. He further indicated Texas Lawn completed mulching in front of and around the District Community Center and the areas of the District that Texas Lawn will be mulching and planting in next. Mr. Schmidt indicated that, in general, parks maintenance operations were normal over the last month.

The Board then considered approval of the monthly consent agenda, including the minutes of the Board's February 13, 2023, and March 14, 2023, meetings; payment of bills and invoices; payment of transfers for operation expenses; pay requests; change orders; and customer charge write-offs. Director Barnes motioned to approve the consent agenda; Director Smith seconded; and the Board voted unanimously to approve the motion.

Next, the Board considered the written resignation of Director Teiber from the Board. Director Sabatino reviewed Director Teiber's 19 years of service to the District and his prior service with the United States Air Force. After additional consideration, Director Smith moved to accept Director Teiber's resignation; Director Sabatino seconded; and the Board voted unanimously to approve the motion. Ms. Miller and Director Stempko also shared their appreciation for Director Teiber's service.

Ms. Miller then reviewed the General Manager's report, a copy of which is included in the Board Packet. The Board Packet is attached to these minutes and fully incorporated for all purposes. Ms. Miller indicated that development of the Sauls East subdivision has commenced. She further reported that large trucks have been cutting through the Community Center parking lot again, despite the District's signage prohibiting trucks in the parking lot. The District will take all appropriate action to prevent trucks and other vehicles from cutting through the parking lot, possibly including the installation of electronic access gates. Director Barnes voiced his support for Ms. Miller commencing seeking bids to install electric access gates. Ms. Miller further reported that the District installed new Master Meters. Ms. Miller also reported on instances in which contractors have been blowing lawn debris into the District's stormwater drainage system. She stated she has addressed this issue with those contractors and will continue to monitor their activities.

Next, during the Parks and Recreation Committee report, Director Barnes and Ms. Miller discussed the District's plan to install playscape improvements within the District. A discussion ensued regarding the District's parks facilities maintenance and operations.

Under the Deed Restriction Committee report, Director Stempko advised the Board that the District has issued reminders to property owners who still have debris remaining on their properties from the winter storm earlier in the year. Ms. Miller reported that Sage has been issuing notices to these properties.

Under the Communications Committee report, Director Smith indicated the First Quarter newsletter has been issued and he will be seeking additional contributions for the Second Quarter newsletter.

Mr. Evans then reminded the Board of his pending departure from McGinnis, as McGinnis notified the District in February 2023. Mr. Evans expressed his hope that the Board would choose to follow him to his new firm, the Law Office of Zachariah T. Evans ("**Evans Law**"), after McGinnis' services expire on April 15, 2023. A lengthy discussion ensued regarding litigation services… After discussion, Director Barnes moved to approve the proposal from Evans Law; Director Stempko seconded; and the Board voted unanimously to approve the motion.

The Board then set their next regular meeting for Tuesday, May 9, 2023, at 6:00 p.m.

There being no further business, the Board adjourned.

[*Execution page follows*.]

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

(SEAL)

Attachments
Fern Bluff Municipal Utility District
April 11, 2023, Board of Directors Meeting

1. Board Packet.