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

February 27, 2024

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**, 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 Alaniz, the District's Operations Manager; Jeremiah Alcantar, the District's Assistant Operations Manager; Shannon Hamilton, Executive Director of the Central Texas Water Coalition ("**CTWC**"); 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.

Next, Ms. Hamilton provided a presentation regarding the mission and purpose of CTWC and its ongoing projects. She discussed water currently in reserve for Central Texas, especially in Lakes Buchanan and Travis, respectively, presented historical rain inflow data, and future projections for water reserves, all as related to the ongoing drought. Ms. Hamilton also provided a brief overview of the Lower Colorado River Authority's ("**LCRA**") new drought contingency plan ("**DCP**"), which limits domestic watering to one day per week. Ms. Hamilton also took questions from the Board. The Board then thanked Ms. Hamilton for her time and she departed the meeting.

The Board then considered approval of the monthly consent agenda, including minutes of their January 23, 2024, meeting; payment of bills and invoices; payment of transfers for operation expenses; pay requests; change orders; and customer charge write-offs. Director Smith moved to approve the consent agenda; Director Stempko seconded; and the Board voted unanimously to approve the motion.

On behalf of the Parks Committee, Mrs. Miller provided an update on the status of mulching in the District's Parks and landscaping and design efforts in certain areas affected by recent roadway work within the District. She also reported that the District will soon begin reviewing its parks improvement plan, including, among other things, determining which parks playground equipment should be replaced and whether the tennis courts should be replaced with asphalt or concrete. Additional discussion ensued.

Next, the Board discussed the May 4, 2024, Directors Election ("**Election**"). Director Sabatino stated that Mr. Evans, as the agent to the Secretary for the District, certified that no more than three persons filed to be listed on the ballot as candidates for Director of the District and no one filed as a write-in candidate. Mr. Evans explained that the Board could now declare the unopposed candidates elected to office and avoid further costs associated with the holding of an election, pursuant to Section 2.053 of the Texas Election Code. He explained that the new terms of office of Directors Sabatino, Horton, and Smith would commence at the first meeting after the Election, at which time they would be required to take the Oath of Office. He then presented an ORDER OF THE BOARD OF DIRECTORS OF FERN BLUFF MUNICIPAL UTILITY DISTRICT; CANCELING THE MAY 4, 2024, DIRECTORS ELECTION; DECLARING UNOPPOSED CANDIDATES ELECTED TO OFFICE; PROVIDING FINDINGS OF FACT; AND PROVIDING FOR OPEN MEETING ("**Order**"). After discussion, Director Smith moved to approve the Order; Director Stempko seconded; and the Board voted unanimously to (1) approve the Election Order; and (2) declare the aforesaid unopposed candidates elected to office. Mr. Evans indicated Williamson County would post a copy of the Order at the District's regular polling places on Election Day.

On behalf of the Roads Committee, Mrs. Miller reported that she received word that Williamson County will soon be seeking bids for the Wyoming Springs Drive roadway expansion project.

Mrs. Miller then summarized the General Manager's report, a copy of which is included in the Board Packet. She noted that the majority of the items discussed therein were covered during discussion earlier in this meeting.

On behalf of the Community Center Committee, Mrs. Miller reported that the exterior door replacement project is ongoing. She also reported that, given that the Community Center is now over 20 years old, she is beginning to assess expenses associated with major maintenance items, such as roof replacement and stucco wall repair.

On behalf of the Deed Restriction Committee, Director Horton noted the Architectural Control Committee ("**ACC**") is reviewing a previously received application for a residence where the owners wish to paint the residence blue.

Under Communications Committee, Director Smith noted an email was sent to residents regarding an upcoming bulk trash pick-up. He also reported he is exploring ideas to expand the newsletter.

At this point, the Board retired into executive session pursuant to Section 551.071, Texas Government Code, to discuss agenda item #17 with Mr. Evans. 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 set their next regular meeting for March 26, 2024, at 6:00 p.m.

There being no further business, the Board adjourned.

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

Attachments
Fern Bluff Municipal Utility District
Board of Directors Meeting

1. Board Packet