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

May 28, 2024

The Board of Directors ("Board") of Fern Bluff Municipal Utility District ("**District**") convened in a regular 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 78681, 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 except director Stempko, 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; Jeremiah Alcantar, the District's Assistant Operations Manager; Brian Schmidt, of Texas Law and Garden ("**TLG**"), the District's landscaping provider, and Zachariah T. Evans, of the Law Office of Zachariah T. Evans, the District's Attorney.

Next, the Board recited the Pledge of Allegiance.

The Board then accepted citizen comments.

Mr. Schmidt then reported on the status of parks maintenance and landscaping within the District. He first reported that TLG's contractor applied a second round of preemergent and weed control throughout the District's park spaces. TLG applied several pallets of sod in various parks around the District. TLG owes the District one additional pallet that he was unable to pick up previously. Mr. Schmidt also reviewed TLG's plan for applying mulch throughout the District's greenspaces over the summer.

Mrs. Miller reported that the Parks Committee is in the process of picking colors for the new playscapes scheduled for installation in various parks throughout the District. She stated that the color scheme would be consistent throughout all of the parks and would contain shades of green, in harmony with the District's logo and traditional color scheme

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

Mr. Evans reported that Directors Sabatino, Smith, and Horton completed their Statements of Officer and Oaths of Office for their terms of office commencing May 4, 2024, the date of the

most recent Directors Election. Mrs. Miller confirmed that the bonds covering the Directors of the District remained in effect. After discussion, Director Smith moved to accept the oaths and statements; Director Barnes seconded; the Board approved the motion unanimously. Mr. Evans informed the Board that he would draft and file a revised district registration form accordingly.

The Board considered reconstituting its officer positions. Director Smith moved that all officers maintain their current positions, as reflected on the first page of these minutes; Director Horton seconded; the Board voted unanimously to approve the motion.

Mrs. Miller summarized the General Manager's report, a copy of which is included in the Board Packet. Mrs. Miller reviewed a proposed amendment to an operations and maintenance agreement dating back to 1994, between the District and Brushy Creek Municipal Utility District ("**Brushy Creek**"). After discussion; Director Smith moved to approve the amendment; Director Horton seconded; the Board voted unanimously to approve the motion.

Next, Mr. Alanis reported that the District received correspondence from the Texas Commission on Environmental Quality ("**TCEQ**"), stating that, in the future, the District will be required to provide additional opportunities for public education regarding the District's Municipal Separate Storm Sewer System ("**MS4**").

On behalf of the Budget Committee, Director Barnes reported that the committee would be starting the budget writing process for FY 2024-25 in the coming weeks.

On behalf of the Deed Restriction Committee, Director Horton noted the Architectural Control Committee ("**ACC**") received a handful of architectural control requests over the previous month, which the ACC approved.

On behalf of the Communications Committee, Director Smith indicated he anticipates issuing the next District newsletter in July or August, depending on the District's need to disseminate notices and other information to residents.

The Board then set their next regular meeting for June 25, 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