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

October 22, 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 Smith, 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; Travis Johns, of Texas Lawn and Garden ("**TLG**"), the District's landscaper; and Zachariah T. Evans, of the Law Office of Zachariah T. Evans, the District's Attorney.

The Board recited the Pledge of Allegiance.

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

Mr. Johns then reported on the status of the District's ongoing landscaping maintenance. Among other things, he reported that TLG has completed pre-emergent fertilizing in appropriate areas throughout the District's parks.

The Board then 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, as applicable, including the minutes of the Board's August 27, 2024, and September 24, 2024, meetings. Director Barnes moved to approve the consent agenda; Director Stempko seconded; the motion carried unanimously.

Under the General Manger's Report, Mrs. Miller reviewed with the Board several proposals from Whirlix for the installation of playground equipment and ADA accessibility improvements in parks throughout the District. Mrs. Miller noted that expected costs for Brightwater Park and Fern Bluff Park came in lower than expected, while those for Friendly Oaks Park came in higher, the latter being due in part to a karst feature within the park, which creates drainage issues that the District has to address while making improvements. Mrs. Miller and the Board went on to discuss color schemes and other unique design features within the proposals for each park.

Also under the General Manger's Report, Mrs. Miller advised the Board that an engineer from the City of Round Rock informed her that the city has accepted a bid for an improvement project for Wyoming Springs. The city anticipates beginning work on that project at the beginning of 2025.

Next, Mrs. Miller reported that she and Mr. Alanis are in the process of evaluating maintenance needs throughout the Community Center, given that it is now approximately 20 years old. Among other improvement projects, she stated the improvements to the pergola should be completed within the next couple of weeks.

Returning to the park improvement proposals submitted by Whirlix, Director Barnes inquired about the durability and maintenance aspects of exercise equipment that are planned for installation in the parks. Director Sabatino noted the District obtained the proposals from Whirlix by utilizing BuyBoard, a state-approved, cooperative purchasing platform. Mrs. Miller also noted that Whirlix applied a discount as a result of the District utilizing BuyBoard. After discussion, Director Stempko moved to approve the proposals, as presented; Director Horton seconded; the motion carried unanimously.

Under the Operations Report, Mr. Alanis reported that winterization efforts are now under way throughout the Distrct's facilities. He also noted that a leak sensor within the Community Center alerted staff that a component of the cooling system had a leak. However, thanks to the sensor, the leaky component was identified and repaired early and no damage to the Community Center occurred. Mr. Alanis also reported he recently increased the District's closed-circuit television storage capacity.

On behalf of the Budget Committee, Director Barnes noted that the District completed the purchase of a new vehicle for the District's fleet, according to the Board's actions and directives during previous board meetings.

On behalf of the Community Center Committee, Mrs. Miller noted that the Center is filling up with reservations for the holiday season. She also discussed the possibility of adding signage to the Community Center's façade to indicate the District's administrative offices are also housed within the building. Mrs. Miller and the Board determined they would revisit this matter during a future meeting.

On behalf of the Communications Committee, Mrs. Miller reported that the District recently distributed a newsletter.

Mr. Evans then reminded the Board that the trial in the matter of *Ashish and Samta Malpani v. Fern Bluff Municipal Utility District* is scheduled for December 17, 2024.

The Board then set their next regular meeting for November 19, 2024, at 6:00 p.m. The Board also discussed canceling their December meeting, given the timing of the holidays.

There being no further business, the Board adjourned.

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