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

February 25, 2025

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.

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 Alanis, the District's Operations Manager; Jeremiah Alcantar, the District's Assistant Operations Manager; Brian Schmidt, of Texas Lawn and Garden ("**TLG**"), the District's landscaping design and maintenance consultant; and Zachariah T. Evans, of the Law Office of Zachariah T. Evans, PC, the District's Attorney.

The Board recited the United States Pledge of Allegiance.

Mr. Schmidt reported on the status of the District's ongoing parks and greenspace landscaping and maintenance. Among other things, he reported that TLG will return to once-per-month maintenance rounds beginning in March. Mr. Schmidt reported that irrigation systems at Cheatum and Veteran's Park had been turned off while park improvements were being completed. TLG has begun post-construction clean-up at both parks and will return the irrigation systems to normal operation. TLG also installed fresh decomposed granite on all trails within the District's butterfly garden.

The Board then considered 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, and the minutes of the Board's January 28, 2025, meeting. Director Barnes moved to approve the consent agenda; Director Stempko seconded; the motion carried unanimously.

Next, Director Sabatino noted no citizens were present to address the Board during the Citizen Communications portion of the agenda.

On behalf of the Parks Committee and as part of the General Manager's Report, Mrs. Miller reported that the improvements at Cheatham Park are complete; improvements at Brightwater Park are expected to be completed within the week; and Fern Bluff Park could be completed by the end of March. Mrs. Miller went on to present a proposal from Whirlix to make improvements at Olson Meadows Park. Mrs. Miller reminded the Board that the District obtained the proposal from

Whirlix by utilizing the services of the Texas BuyBoard Purchasing Cooperative. After discussion, Director Smith moved to approve the proposal from Whirlix for Olson Meadows Park; Director Stempko seconded; the motion carried unanimously. Mrs. Miller noted that the District is well under budget across all park capital improvement projects included in the District's annual budget.

Under the Operations Report, Mr. Alanis informed the Board that he responded to a report of a water leak in a cul-de-sac. After investigation, this issue appeared to be residual rain runoff. He stated he will continue to monitor the situation. Mr. Alanis also reported that he encountered an electronics issue at one of the District's pump stations, which he was able to correct. Finally, Mr. Alanis reported the District was targeted by a phishing scam that originated with one of the District's vendors. However, having identified the scam, no District systems were compromised.

On behalf of the Roads Committee, Mr. Alanis reported the City of Round Rock indicated construction on Wyoming Springs Drive would be completed in May of this year.

On behalf of the Security Committee, Mrs. Miller reported that Deputy Randig, the District's liaison with Williamson County Sheriff's Office ("**WCSO**"), reported WCSO does have capability to provide additional patrol services within the District. The Board generally agreed they would like to see more patrols on weekends and at night, as well as more traffic enforcement. After discussion, Director Sabatino moved to increase WCSO's law enforcement services from 100 patrol hours per month to 125; Director Smith seconded; the motion carried unanimously.

On behalf of the Communications Committee, Director Smith reported that the last District newsletter had some formatting irregularities. Mrs. Miller indicated she would address this issue before distributing the next newsletter.

Next, the Board retired into executive session pursuant to Section 551.071, Texas Government Code, to receive advice from Mr. Evans regarding agenda items 11(a) through (g). After reconvening in open session, Director Sabatino announced the Board took no votes and made no decisions. After discussion, Director Sabatino moved to refer the deed restriction violations listed on the agenda to legal for demand letters; Director Stempko seconded; the motion carried unanimously.

Finally, the Board scheduled their next meeting for March 25, 2025, at 6:00 p.m.

There being no further business, the Board adjourned.

_____

Jessica Stempko
Secretary, Board of Directors