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

March 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 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; 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. Laura Fowler and John Lione, Jr., of The Fowler Law Firm, P.C., were also in attendance to interview with the Board for legal services relating to deed restriction enforcement.

The Board recited the United States Pledge of Allegiance.

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

Mr. Schmidt reported on the status of the District's ongoing parks and greenspace landscaping and maintenance. Among other things, he reported TLG increased irrigation in the District's green spaces to two days per week. TLG expects to have preemergent fertilizing done within the next week. Mr. Schmidt stated live oak trees have begun dropping leaves for the spring, which will lead to TLG performing a good deal of cleanup in the District's parks.

The Board retired into executive session pursuant to Sections 551.071 to discuss agenda item 11(b). The Board reconvened in open session. After discussion, Director Sabatino made a motion to engage The Fowler Law Firm, P.C., to provide legal services relating to deed restriction enforcement matters; Director Barnes seconded the motion; the motion carried unanimously.

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 February 25, 2025, meeting. Director Stempko moved to approve the consent agenda; Director Horton seconded; the motion carried unanimously.

On behalf of the Parks Committee and as part of the General Manager's Report, Mrs. Miller reported that the improvements at Brightwater Park are complete and the park has been very popular among residents since reopening. Whirlix has begun improvements at Fern Bluff Park and are expected to be completed soon. Equipment for Olson Meadows Park should ship soon and improvements at that park should also be completed soon. Improvements at Friendly Oaks Park are complete.

Mrs. Miller went on to report that there have been numerous reports of people riding mini-bikes and other motorized vehicles in the District's parks and other green spaces. In doing so, these individuals have damaged park facilities and endangered walkers. There have also been several reports of residents allowing their dogs to be off leash and urinate and defecate in playscape areas, where children are playing. Mrs. Miller will see that additional signage and law enforcement patrols are in place to prevent this activity.

Mrs. Miller also reported that a District resident attempted to reserve the community center on behalf of a non-resident and then complained because he was not permitted to reserve the community center at the rate provided to District residents. The District's rules allow non-residents to reserve the community center, but at a higher rate than residents. The Board noted that the City of Round Rock and other nearby municipal utility districts maintain and enforce very similar rules. Mrs. Miller stated she will continue to ensure the District's rules are enforced in this matter, as permitted by law.

Under the Operations Report, Mr. Alanis reported he has completed the District's MS4 permit reporting. He also reported the District performed, and is awaiting results of, testing for $UCMR_5$, which is related to PFAS pollutants in public water supplies.

On behalf of the Budget Committee, Director Barnes indicated expenses for park capital improvements are beginning to taper off. Mrs. Miller reminded the Board that one more park remains to be completed. Director Barnes also noted the District is still overall under budget for the fiscal year.

On behalf of the Security Committee, Director Barnes reported that Williamson County Sheriff's Office ("**WCSO**") performed 90.5 patrol hours over the last month. Mrs. Miller noted the District is waiting for the Williamson County Commissioners Court to review and approve the law enforcement services agreement amendment that the Board approved during their previous meeting.

Returning to Parks Committee matters, Director Stempko inquired about the status of the installation of pickleball courts. Mrs. Miller reported that project is in progress and she expects a great outcome soon.

Finally, the Board scheduled their next meeting for April 22, 2025, at 6:00 p.m.

There being no further business, the Board adjourned.

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Jessica Stempko
Secretary, Board of Directors