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

April 22, 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, 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.

Next, the Board accepted citizen comments.

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

Mr. Schmidt reported on the status of the District's ongoing parks and greenspace landscaping and maintenance. Among other things, he reported TLG continues to clean up live oak leaves throughout the District, as it is the season for them to drop leaves. Mr. Schmidt also reported TLG completed repairs to the irrigation system behind Brightwater Park. He stated TLG will be performing post-emergent fertilization in two weeks.

On behalf of the Parks Committee and as part of the General Manager's Report, Mrs. Miller reported that most of the District's park capital improvements projects have been completed, with the exception of Olsen Meadows Park, where improvements are ongoing. The parks have been very busy since reopening. The District is not yet accepting pavilion reservations at Brightwater Park, as revegetation around the park is still ongoing. Mrs. Miller recommended the Board consider amending the District's park rules to make clear that dogs are not allowed, on-leash or off-leash, within the parks, for health and safety reasons. Accordingly, Mr. Evans stated that he

will provide the Board with a resolution to consider during their next meeting, thereby amending the District's park rules.

Mrs. Miller went on to present a proposal provided by Austin Courts & Floors, Inc., via Burgess & Niple, Inc. ("**B&N**"), the District's engineer, who utilized Texas BuyBoard Purchasing Cooperative to procure the proposal, for the installation of dual-use tennis and basketball courts, where both would be re-fenced, resurfaced, and restriped to allow for pickleball play in addition to their other uses. The Board discussed at length whether to restripe one of the basketball courts and repurpose half of that court for pickleball use. The Board generally agreed that doing so would encourage the highest number of residents to utilize that facility. After discussion, Director Stempko moved to approve the proposal; Director Smith seconded; the motion carried unanimously.

Next, Mrs. Miller presented a proposed interlocal agreement between the District and Brushy Creek MUD for reciprocal emergency water supply. Director Barnes moved to approve the interlocal agreement; Director Horton seconded; the motion carried unanimously.

Under the Operations Report, Mr. Alanis reported the District installed a meter at the pump station. This will allow the District to perform leak detection and identify other water loss points when they occur. He stated the City of Round Rock will be performing a chlorine conversion, which is good for water systems and water quality. However, it will require the District to perform large amounts of line flushing and may result in some temporary odors and tastes being emitted from tap water. The Board discussed allowing a temporary exception to the District's drought contingency plan to allow residents to irrigate lawns during the conversation and thereby utilize the water that the District would otherwise be flushing.

On behalf of the Roads Committee, Directors Sabatino and Smith reported road resurfacing will occur in Oakbrook and other neighborhoods within the District.

On behalf of the Budget Committee, Director Barnes reported the District's capital outlay for the fiscal year is still well under budget.

On behalf of the Community Center Committee, Mrs. Miller reported she has received very positive feedback regarding the new lighting inside and outside of the community center.

On behalf of the Security Committee, Director Barnes inquired about the status of the amendment to the District's service agreement with Williamson County Sheriff's Office ("**WCSO**"), which the Board previously approved. The District is waiting for the Williamson County Commissioners Court to approve and return the amendment.

On behalf of the Communications Committee, Director Smith reported that he will discuss ideas for the next newsletter with District staff.

Finally, the Board scheduled their next meeting for May 27, 2025, at 6:00 p.m.

There being no further business, the Board adjourned.

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Jessica Stempko
Secretary, Board of Directors