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

June 24, 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 Directors Barnes and Stempko, a quorum was established.

Also attending 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.

First, Mr. Schmidt reported on TLG's work in the District over the past month. He reported that preemergent fertilizing is complete. He noted that recent rains have helped reduce the frequency of otherwise necessary irrigation use in the District's parks. TLG will be focusing their work on Fern Bluff Park this week.

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

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 May 27, 2025, meeting. Director Smith moved to approve the consent agenda; Director Horton seconded; the motion carried unanimously.

On behalf of the Parks Committee, Mrs. Miller and Mr. Evans introduced an order amending the District's park rules to regulate use of the District's basketball, tennis, and pickleball courts. After review and discussion, Director Smith moved to approve the order; Director Horton seconded; the motion carried unanimously. Mr. Evans will ensure public notice of the order is published in compliance with Section 54.207, Texas Water Code.

Director Stempko joined the meeting at this point in the meeting.

Mrs. Miller went on to review the General Manager's report. Among other topics, she reported on the progress of the rehabilitation and improvement of the District's tennis courts and installation of new pickleball courts. Mrs. Miller also noted Olson Meadows Park is open, despite delays caused by recent rains.

Under the Operations Report, Mr. Alanis reported the City of Round Rock's chlorine conversion procedure is complete, as is the District's subsequent flushing of water lines. A few residents reported a slight odor from their tap water during the conversion procedure. However, there have been no further issues and operations have returned to normal. Mr. Alanis also noted his appreciation of the individuals who participated in the District's lead and copper testing.

On behalf of the Roads Committee, Mrs. Miller reported having received comments from a few residents in the Oakbrook neighborhood regarding AT&T workers installing fiber optic infrastructure in public utility easements and rights-of-way.

On behalf of the Budget Committee, Mrs. Miller reported she anticipates having a draft budget to the Board in July for the District's fiscal year ending September 30, 2026.

On behalf of the Communications Committee, Director Smith stated he feels it is time for another District newsletter. Among other topics, the newsletter will address the Board's recent orders amending the District's park rules and temporary closures of certain park facilities while they are being improved. Director Smith is seeking other articles to include in the newsletter.

The Board then retired into executive session to receive advice from Mr. Evans regarding agenda items 12 and 15, relating to deed restriction enforcement matters and ongoing litigation. After reconvening in open session, Director Sabatino reported the Board neither took any votes nor made any decisions.

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

There being no further business, the Board adjourned.

_____

Jessica Stempko
Secretary, Board of Directors