FERN BLUFF MUNICIPAL UTILITY DISTRICT
BOARD OF DIRECTORS MEETING MINUTES

March 24, 2026

1. Call to Order and Roll Call

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 PM, 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.

The Board President called roll and found that Directors George Sabatino, Richard Horton, Jessica Stempko and, Marc Smith were present, while Director Kevin Barnes was absent (although he joined the meeting shortly after the meeting convened); therefore, a quorum was present.

2. Pledge of Allegiance

Director Horton led the Board in the Pledge of Allegiance.

3. Citizens' Communications

None.

4. Parks / Landscaping / Greenbelt Report

The landscaping contractor reported completion of the first spring turf treatment cycle, including pre-emergent applications and fertilizer. The next fertilizer application for turf is anticipated in early May, with a third application expected in early to mid-June before the peak summer heat. Flowering perennials were noted to be beginning seasonal growth, and fertilization of those beds is expected within the next two to three weeks as blooming activity increases.

Irrigation systems were reported to be operating on a two-day-per-week schedule, with the annual flower beds receiving irrigation on Monday, Wednesday, and Friday. Front and back annual beds were completed, container plantings were scheduled for the following day, and a full irrigation inspection program remained underway. A repair list was to be provided to management once inspections were complete.

Routine maintenance activity was described as seasonal debris cleanup, with mowing limited while turf remained partially dormant. The contractor stated that mowing would resume as needed, including a scheduled mow later that week.

The contractor also provided an extended report on greenbelt and wildflower performance. Veterans Park was reported to have strong bluebonnet growth, and the Brightwater trailhead showed some bluebonnet activity, while Olson Meadows showed little to no bluebonnet success despite similar seeding, hydroseeding, irrigation management, and manual weed control efforts. The contractor attributed the difference primarily to site conditions, especially drainage and soil profile, noting that bluebonnets tend to perform better in rocky, well-drained conditions than in low, moisture-retentive areas.

Board members discussed the generally weak wildflower season regionally and expressed interest in obtaining outside expertise. The contractor offered to engage a consultant or other qualified resource, such as an extension agency, wildflower specialist, or academic contact, to evaluate site conditions and advise on species selection and growing conditions. Board members supported further exploration of that option.

The contractor further advised that, as the season progresses, management and board representatives will need to determine which greenbelt areas should transition from wildflower preservation to regular mowing. Two perimeter passes were already being maintained around fences and sidewalks to reduce rodent concerns and improve safety near trails and homes. Areas such as Oak Brook and portions of Hairy Man Road were identified as likely candidates for earlier mowing, while locations with later-season wildflower potential, including Cheatham, Brightwater, and the Stone Canyon greenbelt behind the pool, may remain un-mowed longer.

No landscaping proposals were presented for action at this meeting. Management indicated that additional proposals may be brought forward next month after further review.

5. Consent Agenda

No items were removed from the Consent Agenda.

- Motion to approve the Consent Agenda by Director Smith.
- Second by Director Stempko.
- Motion carried 5-0, with Director Barnes present at the time of the vote.

6. General Manager / Operations Report

The General Manager reported that the transition of accounts, banking access, TexPool-related matters, and other administrative changes associated with the management changeover had been time-consuming but was progressing. Signatory changes had been completed, although those changes temporarily disrupted access to certain credit card and banking functions, requiring additional follow-up to restore all services.

Management also reported continuing water quality impacts originating from Round Rock system disturbances caused by contractor line strikes, leaks, and construction-related activity. These disturbances were described as causing cloudy water and, in some areas, possible odor concerns. The district has been working to obtain better notice from Round Rock when flushing or other source changes occur so the district can temporarily isolate portions of its own system and minimize the impact of poor-quality water moving through Fern Bluff lines.

The General Manager further reported discussions with Republic Services regarding amendments to the solid waste contract. One proposed change would replace the current twice-yearly scheduled bulk pickup model with an on-demand system allowing each resident two bulk pickups per year at the resident's convenience. Additional proposed changes included use of a utility-focused CPI metric and increasing the annual CPI cap from 3% to 5%, potentially using a 12-month rolling average. Management advised that the proposed contract had been forwarded to legal counsel for review and that additional analysis would be provided in advance of budget season.

7. Operator Report

Operations staff reported the addition of a newly licensed operator, Mr. Salinas, who successfully completed field training and passed his D Water license examination.

Staff also reported installation of a second actuator valve intended to allow quicker automated switching at the metering stations. Although the unit had been wired and installed, some technical issues remained before it would function fully as intended. Once operational, the actuators are expected to improve the district's ability to isolate a problematic source and respond more quickly to dirty water events.

Regarding metering, staff reported that AV Water and I3 Vertical were now aligned on the software integration needed for the district's automated meter implementation. A platform was being built to support field installation, GPS-based setup, direct input of radio and serial information, and upload of readings into the district's billing environment. Oak Brook was identified as the pilot area because the electronic meters and radios are already in place there. Staff stated that the pilot should eventually allow the district to compare water pumped into that zone against metered sales, improving leak detection and loss monitoring.

A board member also noted that the General Manager's report signature block still referenced a deputy title, and management acknowledged that the signature block would be updated.

8. Roads Committee

The Roads Committee reported that the previously discussed cut-in approval from the City of Round Rock was moving forward, with completion hoped for before the next board meeting, subject to contractor scheduling. Management also stated that the anticipated opening for Wyoming Springs remained targeted for May 20, 2026, absent any updated notice from the city.

Additional discussion addressed the district-owned lot across the street, where some clearing work had already occurred. Management stated that the property may eventually be used for laydown space, materials storage, fencing, and possibly storage structures similar to those at the pump station. No final plan was presented, but management advised the board that conceptual planning was underway.

9. Budget Committee

The Budget Committee reported no unusual issues beyond the approach of budget development season in the coming months. A question was raised regarding approximately $16,000 in greenbelt maintenance expense reflected on the profit and loss statement. Management explained that the expense related primarily to contractor work necessary to maintain drainage areas and comply with MS4 obligations, including tree and vegetation maintenance to preserve water flow.

Management stated that acquisition of a new district vehicle would likely be considered in the next budget cycle. Other potential budget considerations discussed included possible work on the lot across the street, capital items associated with the community center, and potential adjustments to roofing plans if a partial repair proves more practical than a full roof replacement. The board

discussed the value of maintaining funding flexibility while management develops priorities and committee input for the upcoming budget process.

10. Community Center Committee

The Community Center Committee discussed a recently broken window at the facility. Management reported that the damaged area had been temporarily secured with protective tape and that replacement glass would take approximately two weeks because the unit is custom made. The board also revisited community center roof concerns and indicated that a more targeted evaluation of the affected roof section may be appropriate before committing to a full replacement strategy.

11. Deed Restriction Committee

No substantive Deed Restriction Committee report was presented. The committee described conditions as quiet, with no notable issues raised for action.

12. Security Committee

The Security Committee revisited the concept of installing Flock license plate reader cameras. Management advised that a comparable MUD in Georgetown was paying roughly $20,000 annually for a six-camera program, with pricing dependent on the final number and location of cameras selected. Discussion focused on both the possible public safety value of the system and concerns related to privacy, cost, and whether the expenditure would provide sufficient direct benefit to Fern Bluff residents.

Board members requested additional information before any decision is made, including law enforcement feedback, usage statistics, examples of how such systems have benefited comparable communities, and a more detailed feasibility assessment. Management agreed to consult the district's sheriff's office liaison for additional information that could help the board evaluate whether the program is justified.

Management also noted that the district's current community center camera system can already capture still images of license plates on site, although that information is retained locally and is not automatically shared with law enforcement.

13. Communications Committee

The Communications Committee discussed newsletter content and resident communication items. The committee noted that the district had already communicated information regarding automatic flushing devices in Oakbrook and discussed whether additional communication should be sent to advise residents about those devices and their purpose. Locations of the four automatic flushing units were also discussed so the committee could better describe them in future communications.

The committee also discussed including a notice regarding the change in General Manager and offering a modest acknowledgment of Janey Miller's nearly twenty years of service to the district, while keeping the tone simple and respectful. Additional newsletter content may include notice of the May bulk pickup and cleanup of certain formatting issues in utility bill communications.

14. Legal

Legal counsel reported no items for the board under the Legal agenda heading.

15. Next Meeting Date

The next regular board meeting was set for April 28, 2026. The General Manager noted a scheduling conflict due to travel but expected to attend, while the District's Attorney indicated he would likely be out of town.

16. Future Agenda Items

The board briefly discussed whether several topics raised during the meeting should be listed as future agenda items or handled within management and operations reporting. No separate action was taken at this time.

17. Adjournment

- Motion to adjourn by Director Horton.
- Second by Director Barnes.
- Motion carried 5-0.

There being no further business, the Board adjourned.

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Jessica Stempko
Secretary, Board of Directors