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

May 26, 2026

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

The Board recited the United States Pledge of Allegiance.

Mr. Schmidt reported on TLG's work in the District over the past month. TLG will finish applying pre-emergent fertilizer and fall fertilizer in the next week or two, subject to cooler weather conditions. TLG just completed planting at Olson Meadows Park; Brightwater Park will be completed next 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, customer charge write-offs, the District's quarterly investment report, as applicable, and the minutes of the Board's April 28, 2026, meeting. Director Stempko moved to approve the consent agenda; Director Horton seconded; the motion carried unanimously.

Mr. Alanis presented the General Manager's report. Among other topics, he provided an update on the status of construction of a car port for the District's office parking lot. Mr. Alanis also informed the Board that he provided notice of termination of the deed restriction enforcement services agreement with Sage Management. Mr. Alanis intends to implement a new deed restriction enforcement management program and bring enforcement services in house. He also stated he is in the process of transitioning certain District records from Google Drive to an internal system.

Mr. Alanis stated he and Mr. Alcantar completed limited testing with AMI meters and radios. The testing having been successful, Mr. Alanis requested that the Board consider amending

the District's budget for the fiscal year ending September 30, 2026, to fund acquisition of enough radios and meters to complete the AMI transition. The amendment would not result in an increase to the District's budget. Instead, funds would be transferred from those set aside for improvements to the District's community center; said improvements are not yet needed, however. After discussion, Director Barnes moved to approve an amendment to the District's budget for the fiscal year ending September 30, 2026, in the amount and for the purposes discussed above; Director Smith seconded; the motion carried unanimously.

On behalf of the Roads Committee, Mr. Alanis stated he spoke to the City of Round Rock and they reported that completion of the Wyoming Springs extension will be delayed. The city originally indicated that the road work would be completed by May 2026.

Mr. Alanis went on to inform the Board that the solid waste disposal services agreement with Republic Services is set to renew automatically on September 30, 2026. In order to terminate services, the agreement requires the District to provide Republic Services with notice of its intent to terminate the agreement no later than 90 days prior to September 30, 2026. After discussion, Director Horton moved to terminate the agreement with Republic Services, pursuant to the obligations provided under the agreement; Director Barnes seconded; the motion carried unanimously.

Under the Operations Report, Mr. Alcantar provided additional information on the District's AMI meter system testing.

On behalf of the Budget Committee, Director Barnes provided a brief overview of the District's expenses and revenue for the fiscal year ending September 30, 2026.

There was no report from the Community Center Committee.

On behalf of the Deed Restriction Committee, Director Horton reported no unusual activity took place since the Board's last meeting.

There was no report from the Security Committee.

On behalf of the Communications Committee, Director Smith reported the District's newsletter was distributed very recently.

Finally, the Board scheduled their next meeting for June 23, 2026, at 6:00 p.m.

There being no further business, the Board adjourned.

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Jessica Stempko
Secretary, Board of Directors