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

June 23, 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 Directors Sabatino, Smith, and Horton present, and Directors Barnes and Stempko absent, a quorum was established.

Also attending the meeting were Jeremiah Alcantar, the District's Operations Manager; Brian Schmidt, of Texas Lawn and Garden ("**TLG**"), the District's landscaper; and Zachariah T. Evans, of ZTE Law, PC, the District's Attorney.

The Board recited the United States Pledge of Allegiance.

Mr. Schmidt provided an update on TLG's activities within the District during the previous month. TLG transitioned the irrigation systems at the District's parks to summer watering schedules. TLG has also started mowing the greenbelt areas that had previously been in wildflower bloom.

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

The Board then considered the monthly consent agenda, including payment of the District's bills and invoices, payment of transfers for operation expenses, pay requests, change orders, and the minutes of the Board's May 26, 2026, meeting. Director Smith moved to approve the consent agenda; Director Horton seconded; the motion carried unanimously.

Director Sabatino noted that, with Directors Stempko and Barnes absent, the Board would take no action on the agenda item relating to reconstitution of the Board. This item will be placed on the Board's July 28, 2026, meeting.

Next, the Board considered an Agreement with Williamson County Sheriff's Office Regarding Off-Duty Contracting of County Law Enforcement Agency Deputies, for law enforcement services within the District. After discussion, Director Horton moved to enter into the interlocal agreement; Director Smith seconded; the motion carried unanimously.

Mr. Alcantar then presented the General Manager's report. Among other things, he advised the Board the District is implementing a new deed restriction enforcement software and database.

Continuing the Board's discussion from its previous meeting, Mr. Alcantar informed the Board that the District had solicited bids for the purchase of a new administration vehicle. The purchase would require a budget amendment using funds originally allocated for the community center and carport installation, which were not needed during the current fiscal year. Following discussion, Director Horton moved to amend the District's 2025-2026 fiscal year budget, as described above, to purchase a vehicle in the amount of $59,219, plus tax, title, and license; Director Smith seconded; the motion carried unanimously.

Next, the Board discussed the District's solid waste disposal services. After discussion, Director Horton moved to authorize publication of notice of the District's request for proposals for new solid waste disposal services, to include recycling and composting services; Director Sabatino seconded the motion; and the motion carried unanimously.

Mr. Alcantar reported that the District continues to make progress on its switchover to AMI meters and radios.

There was no report from the Roads Committee.

There was no report from the Budget Committee.

There was no report from the Community Center Committee.

On behalf of the Deed Restriction Committee, Director Horton reported that the committee met with Mr. Alanis since the Board’s last meeting.

There was no report from the Security Committee.

On behalf of the Communications Committee, Director Smith and Mr. Alcantar stated they will include information in the next District newsletter informing residents of the District’s implementation of its MS4 program.

During their next meeting, the Board intends to deliberate regarding reconstitution of the Board’s officer positions, and the District’s solid waste disposal services and any related agreements and proposals.

Finally, the Board scheduled its next meeting for July 28, 2026, at 6:00 p.m.

Except as otherwise reflected in these minutes, the Board took no action on any other item listed on the agenda for this meeting.

There being no further business, the Board adjourned.

_____

Jessica Stempko
Secretary, Board of Directors