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

September 22, 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, Stempko, and Horton present, and Director Barnes absent, 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 landscaper; and Zachariah T. Evans, of ZTE Law, PC, the District's Attorney.

The Board recited the United States Pledge of Allegiance.

Next, Director Sabatino noted no one was present to address the Board during the citizen comment period.

Next, Mr. Schmidt provided an overview of TLG's activities within the District over the previous month, as well as upcoming projects. TLG will begin serving the District twice per month beginning in November.

Director Barnes joined the meeting during Mr. Schmidt's comments, at approximately 6:10 p.m.

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 August 18, 2026, meeting. Director Stempko moved to approve the consent agenda; Director Smith seconded; the motion carried unanimously.

At 6:11 p.m., pursuant to Section 49.236, Texas Water Code, Director Sabatino opened the public hearing on the proposed 2026 tax rate, with notice of public hearing on the tax rate having been published in a newspaper of general circulation within Williamson County. Director Sabatino noted no citizens were present to address the Board, and he closed the public hearing. The Board then reviewed an order levying taxes for the 2026 tax year. After discussion, Director Barnes moved to adopt the order, thereby levying a total tax rate of $0.177500 per $100.00 of valuation of real property within the District; Director Smith seconded. Director Sabatino called for a roll call vote, in this Director Sabatino voted for the motion; Director Smith voted for the motion;

Director Stempko voted for the motion; Director Barnes voted for the motion; and Director Horton voted for the motion. Therefore, the adopted the tax rate unanimously.

Mr. Alanis then presented an engagement letter from Donald L. Allman, C.P.A., P.C., the District's auditor, for auditing services for the fiscal year ending September 30, 2026. After discussion, Director Stempko moved to approve the engagement letter; Director Barnes seconded; the motion carried unanimously.

Next, Mr. Alanis and the Board reviewed an order amending the District's rate order. Among other things, the order would (i) implement new water and wastewater rates; and (ii) require property owners to maintain and install new backflow prevention devices under certain circumstances. After discussion, Director Horton moved to adopt the order; Director Smith seconded; the motion carried unanimously.

Mr. Alanis then presented the General Manager's report. Among other things, Mr. Alanis updated the Board on the status of a door replacement project for the District's community center.

Mr. Alcantar briefed the Board on District facilities maintenance and operations over the last month. Among other things, he informed the Board that staff has finished flushing the District's water lines following the City of Round Rock's chlorine conversion.

Under the Roads Committee report, the Board discussed the pending opening of the extension for Wyoming Springs Road, which is scheduled for completion soon.

There was no report from the Budget Committee.

There was no report from the Community Center Committee.

There was no report from the Deed Restriction Committee.

There was no report from the Security Committee.

On behalf of the Communications Committee, Director Smith noted he would write articles for the District's next newsletter regarding the amendments to the District's rate order, as described above, as well as pending changes to solid waste disposal services.

Next, at 6:49 p.m., Director Sabatino announced the Board would retire into executive session pursuant to Section 551.071, Texas Government Code, to receive legal advice from Mr. Evans regarding agenda item 9(a), "Status of solid waste disposal services agreement with Republic Services." The Board reconvened in open session at 7:21 p.m. Director Sabatino announced that the Board made no decisions and took no votes during executive session. The Board took no action on this agenda item during open session. However, Director Sabatino noted that the item would remain on the Board's agenda for further consideration should negotiations with Republic Services not be complete by the Board's next meeting.

The Board scheduled its next regular meeting for October 27, 2026, at 6:00 p.m. Given the holiday season, the Board also decided to move its November and December regular meetings to the third Tuesday of those months.

Except as otherwise reflected in these minutes, the Board took no action on any other item listed on the agenda for this meeting. Pursuant to notice provided in accordance with law, the Board may have taken some agenda items out of order.

There being no further business, the Board adjourned.

(SEAL)

Jessica Stempko
Secretary, Board of Directors