# NOTICE OF MEETING OF THE BOARD OF DIRECTORS OF FERN BLUFF MUNICIPAL UTILITY DISTRICT

Notice is hereby given that the Board of Directors of the Fern Bluff Municipal Utility District will convene on **Tuesday, August 26, 2025**, **at 6:00 p.m.**, at the Fern Bluff Municipal Utility District Community Center, 7320 Wyoming Springs Drive, Round Rock, Texas 78681, at which time the Board will consider the following matters:

1. Board Convenes

2. Call roll of Directors

3. Pledge of Allegiance

4. Citizen Communications (limited to 2 minutes per person)

5. Parks Committee
   (a) Maintenance and improvements of District's parks and open spaces
   (b) Proposals from District's landscaper for additional landscaping projects

6. Consent Agenda
   (a) Approval of prior board meeting minutes and certified agendas, as applicable
   (b) Payment of and transfers for operations expenses
   (c) Pay requests and change orders if any
   (d) Customer charge write-offs if any
   (e) Quarterly investment report, as applicable

7. Fiscal Year 2025-2026 Budget and 2025 Tax Rate
   (a) Adopt District budget for Fiscal Year 2025-2026
   (b) Adopt 2025 District tax rate
      (i) Public hearing on 2025 tax rate
      (ii) Order implementing and levying 2025 tax rate
      (iii) Updates to District Information Form

8. Proposal for auditing services for District's Fiscal Year 2025-2026

9. General Management, Maintenance, and Operations
   (a) Operation of the District's utility facilities and open space
   (b) Correspondence from District customers, including requests for adjustments
   (c) Repairs and maintenance or other work deemed necessary for District facilities

10. Roads Committee: Ongoing roadway improvements in and around the District, including but not limited to Wyoming Springs Drive, right-of-way requests from the City of Round Rock, and related matters

11. Budget Committee: Report on budget matters

12. District Community Center Committee: Repairs and maintenance or other work deemed necessary for Community Center

13. Deed Restriction Committee: Status of ongoing deed restriction enforcement matters

14. Security Committee: Williamson County Sheriffs' Office patrols and other law enforcement matters

15. Communications: Newsletter and upcoming activities in and around the District

16. Ongoing and anticipate litigation*: Fern Bluff Municipal Utility District v. Nick Steward and Whendy Martinez*

17. Confirm next meeting date (September 23, 2025)

18. Future Agenda Items

19. Adjourn

Chapter 551, Texas Gov. Code, the Texas Open Meetings Act, authorizes the Board to convene in executive session to receiving legal advice from its attorney (Section 551.071); discuss real property matters (Section 551.072); discuss gifts and donations (Section 551.073); and discuss personnel matters (Section 551.074). If the Board of Directors decides to go into executive session for any item on this agenda, the presiding officer will announce that executive session will be held and will identify the item to be discussed and provision of the Act that authorizes the executive session. The District is committed to compliance with the Americans with Disability Act. Reasonable modifications and equal access to communications will be provided upon request. All inquiries concerning this agenda and meeting should be directed to Janey Miller at (512) 238-0606. Should you have other questions, please contact the Directors:

Jessica Stempko (jessica.stempko@fernbluffmud.org),
George Sabatino (george.sabatino@fernbluffmud.org)
Marc Smith (marc.smith@fernbluffmud.org)
Kevin Barnes (kevin.barnes@fernbluffmud.org)
Richard Horton (richard.horton@fernbluffmud.org)