

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT
MINUTES OF BOARD OF DIRECTORS' MEETING**

June 28, 2023

THE STATE OF TEXAS §
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COUNTY OF WILLIAMSON §

A meeting of the Board of Directors of Block House Municipal Utility District was held on June 28, 2023 at 2600 Block House Drive South, Leander, Texas. The meeting was open to the public and notice was given as required by the Texas Open Meetings Act. A copy of the Certificate of Posting of the Notice is attached as **Exhibit "A"**.

The roll of the members of the Board of Directors was called, as follows:

Ursula Logan	-	President
David Shoemaker	-	Vice President
Robert Young	-	Secretary
Cecilia Roberts	-	Assistant Secretary
David Johnson	-	Treasurer

All of the Directors were present, thus constituting a quorum. Also present at the meeting were: Taylor Kolmodin of Municipal Accounts & Consulting, L.P. ("MAC"); Lisa Torres of Crossroads Utility Services, LLC ("Crossroads"); Amanda Stanfield of Tidal Waves; Lauren Smith of Public Finance Group; David Gray of Gray Engineering, Inc.; Jack Baker of Community Association Management ("CAM"); Tripp Hamby of Priority Landscapes ("Priority"); Chris Stanfield, resident of the District; Marc Marroquin of Premier Recreation Management Services, LLC; and Sean Abbott of Armbrust & Brown, PLLC ("A&B").

Director Logan called the meeting to order at 6:30 p.m. and welcomed those present. She announced that public comments were taken during designated portions of the meeting only and asked that anyone who wished to address the Board complete a Community Comment Form. Following the Pledge of Allegiance to the U.S. flag, the Board and those present at the meeting observed a moment of silence or prayer. Director Logan noted that the meeting was being videotaped and requested that Board members and consultants limit "side discussions" as they diminished the quality of the recording.

Director Logan then stated that the Board would receive citizens' communications. There being no comments from citizens, Director Logan stated that the Board would next consider approving the minutes of the May 24, 2023 Board meeting. After discussion, upon motion by Director Johnson and second by Director Shoemaker, the Board voted unanimously to approve the minutes.

Director Logan stated that the Board would next receive the general manager's report and recognized Ms. Torres, who reviewed the general manager's report, attached as **Exhibit B**". She confirmed that work on the District's GIS Asset Management system continued. **Director Young then directed Ms. Torres to send out a "weekly digest" email to Directors to keep everyone apprised on District matters.**

Director Logan stated that the Board would next discuss landscaping issues and recognized Mr. Hamby who reviewed the report from Priority, attached as **Exhibit “C”**, and confirmed that Priority Landscapes continued to undertake its typical maintenance around the District. He presented Proposal #2473 for shaded out turf under trees (Certified Arbor recommendation), attached as **Exhibit “D”**. After discussion, upon motion by Director Roberts and second by Director Young, the Board voted unanimously to approve Proposal #2473. Mr. Hamby then reviewed Proposal #2632 for Community Garden clean up, attached as **Exhibit “E”**. After discussion, upon motion by Director Roberts and second by Director Young, the Board voted unanimously to approve Proposal #2632. Mr. Hamby then reviewed Proposal #2633 for Luther Chance Field renovation, attached as **Exhibit “F”**. After discussion, upon motion by Director Roberts and second by Director Shoemaker, the Board voted unanimously to approve Proposal #2633.

Director Logan then stated that the Board would receive a report for Jumano – one year goals and recognized Director Young. Director Young stated that he would like to have a plan in place for the use of the Jumano Community Center for the next year or so. **The Board then directed Mr. Abbott to ensure that an item to discuss park bonds was included on the agenda for the next regular Board meeting.**

Director Logan then recognized Mr. Gray in order to receive the engineer’s report. Mr. Gray reviewed his report attached as **Exhibit “G”** with the Board.

Director Logan then stated that the Board would next receive a report from Crossroads and recognized Ms. Torres. Ms. Torres reviewed the operations report, attached as **Exhibit “H”**. She stated that all lab results were satisfactory and added that the water loss for the month of April was 14.44%, which was up slightly from the previous month. She added that she had no write-offs to present.

Director Logan then stated that the Board would receive a report on the CASE Conference. Director Young stated that he was generally disappointed in many aspects of the CASE conferences. Discussion ensued. Director Logan suggested that the Board members consider attending the Association of Water Board Directors meeting going forward. **She then directed Mr. Abbott to include an item on the agenda for the regular July meeting to further consider Board member attendance at the CASE conference.**

Director Logan stated that the Board would next consider the Pool Services Agreement with Lifeguard4Hire. At 7:16 p.m., Director Logan stated that the Board would convene in executive session in order to receive legal advice from the District’s attorney in connection with the Pool Services Agreement with Lifeguard4Hire, as permitted by Section 551.071 of the Texas Government Code.

At 8:02 p.m., the Board reconvened in open session, and Director Logan stated that no action had been taken during executive session.

Director Logan then stated that the Board would consider the termination of the Pool Services Agreement with Lifeguard4Hire and recognized Mr. Abbott. Mr. Abbott then reviewed the Amendment No. 2 to Pool Services Agreement, attached as **Exhibit “I”**, which he noted would provide for the termination of the Pool Services Agreement on June 28, 2023. Discussion ensued. After discussion, upon motion by Director Roberts and second by Director Johnson, the Board voted 4-1 to approve the Amendment No. 2 to Pool Services Agreement, with Director Young voting “no”.

Director Logan next stated that the Board would consider the approval of the Pool Services Agreement with Premier Recreation Management Services, LLC ("Premier"), attached as Exhibit "J", and recognized Mr. Abbott. Mr. Abbott reviewed the Agreement and noted that the proposed Agreement only included lifeguarding services and did not include pool management services. After discussion, upon motion by Director Roberts and second by Director Johnson, the Board voted unanimously to approve the Pool Services Agreement with Premier Recreation Management Services, LLC. Mr. Marroquin confirmed that his staff would be ready to begin services at the District's pools on Friday, June 30, 2023, as contemplated in the Agreement.

Director Logan then stated that the Board would consider approving the proposals from Progressive Commercial Aquatics, Inc. ("Progressive") relating to the chemical operations of the District's pools. She then reviewed the proposal from Progressive for the Apache Pool chemical conversion (Quote QA2318), attached as Exhibit "K", and the proposal from Progressive for the Tumlinson Pool chemical conversion (Quote QA2319), attached as Exhibit "L". After discussion, upon motion by Director Roberts and second by Director Shoemaker, the Board voted unanimously to approve Quotes QA2318 and QA2319 from Progressive. Director Logan then reviewed the proposal from Progressive for weekly combined pool visits (Quote QA2320), attached as Exhibit "M". After discussion, upon motion by Director Roberts and second by Director Shoemaker, the Board voted unanimously to approve Quote QA2320 from Progressive.

Director Logan stated that the Board would next receive the bookkeeper's report and recognized Ms. Kolmodin. Ms. Kolmodin presented the check register, attached as Exhibit "N", and the supplemental check register, attached as Exhibit "O". She then reviewed the two proposed fund transfers and recommended approval. After discussion, upon motion by Director Johnson and second by Director Shoemaker, the Board voted unanimously to approve payment of the bills and invoices and the fund transfers.

Ms. Kolmodin then reviewed the Client Services Agreement with HR&P, Inc. for payroll services attached as Exhibit "P". After discussion, upon motion by Director Johnson and second by Director Johnson, the Board voted unanimously to approve the Agreement with HR&P.

Director Logan stated that the Board would next consider approving the Amended and Restated General Management Services Agreement attached as Exhibit "Q". Director Roberts questioned the necessity of having a full-time General Manager being employed through a third party and suggested that the District should consider hiring an employee instead. Discussion ensued. Directors Logan and Young expressed support for amending the existing General Management contract, as proposed. After discussion, upon motion by Director Johnson and second by Director Young, the Board voted 4-1 to approve the Agreement, with Director Roberts voting "no".

Director Logan then stated that the Board would review and consider the proposed amended budget. Ms. Kolmodin reviewed two proposals, Option "One", attached as Exhibit "R", and Option "Two", attached as Exhibit "S", for Board consideration. Discussion ensued. Director Johnson then moved that the Board adopt the Resolution Adopting Amended Budget attached as Exhibit "T", incorporating the proposed Option "Two". Director Shoemaker seconded the motion, which was adopted by a vote of 4-0, with Director Roberts abstaining.

Director Logan then recognized Mr. Abbott for purposes of receiving the attorney's report. Mr. Abbott reviewed the attorney directives, noting that all directives were either complete or in process.

Director Logan stated that the Board would next consider the renewal of the Pool Use Agreement with Tidal Waves Swim Team. The Board then tabled consideration of the matter until the regular July Board meeting. **Director Logan then directed Ms. Torres to work with Tidal Waves to ensure that they had all necessary access to District facilities, including areas where equipment was stored.**

Director Logan stated that the Board would next discuss restrictive covenants and recognized Ms. Torres. Ms. Torres confirmed that she had corresponded with CAM and reviewed their report with the Board. At 8:55 p.m., Director Logan stated that the Board would convene in executive session in order to receive legal advice from the District's attorney in connection with restrictive covenant considerations, as permitted by Section 551.071 of the Texas Government Code.

At 9:12 p.m., the Board reconvened in open session, and Director Logan stated that no action had been taken during executive session. **The Board then directed Mr. Abbott to conduct additional due diligence relating to restrictive covenant considerations at 2700 Hopewell Court.**


Director Logan stated that the Board would next discuss the Board's future meetings/agenda items. Mr. Abbott stated that the Board's next regular meeting date was scheduled for July 26, 2023.

There being no further items to come before the Board, upon motion by Director Roberts and second by Director Johnson, the Board voted unanimously to adjourn the meeting.

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[SIGNATURE PAGE TO JUNE 28, 2023 MINUTES]



Robert Young, Secretary
Board of Directors

Date: 7-26-23