

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

September 27, 2023

TO: THE BOARD OF DIRECTORS OF BLOCK HOUSE MUNICIPAL UTILITY DISTRICT AND ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Block House Municipal Utility District will hold a regular meeting at **6:30 p.m.** on **Wednesday, September 27, 2023**, at 2600 Block House Drive South, Leander, Texas. The following matters may be considered and acted upon at the meeting:

PLEASE NOTE: Public comments will be accepted only during designated portions of the Board meeting. Citizens wishing to address the Board must complete the citizens’ communication form provided at the entrance to the meeting room, so they may be recognized to speak.

The meeting will be preceded by the U.S. Pledge of Allegiance and a moment of silence or prayer.

Board member announcements and agenda prioritization requests may be considered at the beginning of the meeting. The meeting will be recorded via video. The link to the video can be found at <https://www.youtube.com/@blockhousemud>. The live stream link is https://youtube.com/live/BHX3z_aIDwQ?feature=share.

Note: Matters on which Board action is anticipated are noted as “Decision”. Matters on which Board action is not anticipated are noted as “Informational”. Such notations are intended as a guide to facilitate the conduct of the meeting based on information available at the time that this agenda was finalized and are not binding. The Board reserves the right to take action on any of the following matters.

<u>AGENDA</u>	<u>ANTICIPATED ACTION</u>
GENERAL	
1. Citizens’ communications;	Informational
CONSENT ITEMS <i>(These items may be approved collectively or individually. Any of these items may be pulled for discussion upon the request of any Board member.)</i>	
2. Minutes of August 15, 2023 special meeting and August 23, 2023 regular meeting;	Decision
BHC OWNERS ASSOCIATION	
3. Report from BHC Owners Association;	Informational
GENERAL MANAGER REPORT / ITEMS	
4. Report from and directives to General Manager, including:	Informational
(a) Requests for use of facilities;	Informational

5.	Movie night hosted by the District on October 14 to coincide with the opening day of the Pumpkin Patch hosted by the BHC Owners Association;	Decision
6.	Proposal from DigDug Construction, LLC for widening of ADA ramp at Sports Courts (tennis court entry) – Estimate 266SH;	Decision
7.	Proposal from DigDug Construction, LLC for removal of existing wooden frame pergola at Apache Pool – Estimate 267SH;	Decision
8.	Proposal from DigDug Construction, LLC for repairs to deck at Apache Pool;	Decision
9.	Proposal from SunTech Electric for electrical work on monument lights at old 183 Entryway;	Decision
10.	Proposal(s) for fence replacement and repairs on Creek Run Drive;	Decision
11.	Proposal for transporting and cutting tree wood for future table top project;	Decision
PR/COMMUNICATIONS		
12.	Report from Williamson County Sheriff's Office;	Informational
13.	Report from PR/Communications Subcommittee, including:	Informational
	(a) Special events;	Informational
	(b) Newsletter;	Decision
	(c) Proposal from CD&P approved on March 22, 2023;	Decision
14.	Transparency;	Decision
15.	Resident survey;	Decision
RESTRICTIVE COVENANTS		
16.	Report from and directives to Community Association Management, Inc.;	Informational
17.	Pending or contemplated litigation, including:	Informational
	(a) 15361 English River Loop;	Informational
18.	Report from Restrictive Covenants Subcommittee;	Informational
FINANCE/AUDIT		
19.	Report from and directives to Municipal Accounts & Consulting, L.P., including:	Informational
	(a) Payment of bills and invoices;	Decision
	(b) Fund transfers;	Decision
	(c) Investments;	Decision
20.	Report from Finance/Audit Subcommittee;	Informational
AMENITIES		
21.	Report from and directives to Premier Recreation Management Services LLC;	Informational

22.	Report from and directives to Priority Landscapes, LLC, including:	Informational
	(a) Proposal for boulders for Disc Golf Course (material only) – Proposal #2863;	Decision
	(b) Proposal for purchase of infield grooming machine – Proposal #2867;	Decision
	(c) Proposal for Jumano trail cleanup – Proposal #2938;	Decision
	(d) Proposal for Walker House back porch plants (material only) – Proposal #2964;	Decision
	(e) Proposal for Certified Arbor three days of pruning – Proposal #2965;	Decision
	(f) Proposal for purchase of new trees (material only) – Proposal #2969;	Decision
	(g) Proposal for tree and brush cleanup services – Proposal #2971;	Decision
	(h) Proposal for irrigation controller replacements – Proposal #2972;	Decision
	(i) Proposal for prepping area for synthetic turf at Tumlinson Pool – Proposal #2982;	Decision
	(j) Proposal for installation of synthetic turf at Tumlinson Pool – Proposal #2983;	Decision
	(k) Proposal for water barrel install and filling for October – Proposal #2984;	Decision
23.	Report from Amenities Subcommittee and related action;	Informational
	SERVICES	
24.	Report from and directives to Gray Engineering, Inc.;	Informational
25.	Report from and directives to Crossroads Utility Services, LLC, including:	Informational
	(a) System maintenance and repairs;	Informational
	(b) Write-offs;	Decision
26.	Report from Texas Disposal Systems, Inc.;	Informational
27.	Storm Water Management Program (SWMP) under TPDES General Permit TXR040000;	Informational
28.	Report from Services Subcommittee and related action;	Informational
	LEGAL	
29.	Report from and directives to Armbrust & Brown, PLLC;	Informational
30.	2023 Legislative Session update;	Informational
31.	Operations Services Agreement with Crossroads Utility Services, L.L.C. (expires September 30, 2023);	Decision
32.	Restrictive Covenant Enforcement Services Agreement with Community Association Management (expires September 30, 2023);	Decision
33.	Pool Services Agreement with Premier Recreation Management Services, LLC (expires September 30, 2023);	Decision

34.	Code of Ethics, Travel, and Professional Services Policy;	Decision
OTHER DISCUSSION / ACTION ITEMS		
35.	Policy/procedure regarding interaction between Directors and District contractors;	Informational
36.	Policy/procedure regarding Subcommittees, Subcommittee meetings, and related matters;	Informational
37.	Miscellaneous and Board/Subcommittee directives;	Informational
38.	Future Board meetings/agenda items.	Informational

The Board of Directors is authorized by the Texas Open Meetings Act, Chapter 551, Texas Government Code, to convene in closed or executive session for certain purposes, including receiving legal advice from the District’s attorney (Section 551.071); discussing real property matters (Section 551.072); discussing gifts and donations (Section 551.073); discussing personnel matters (Section 551.074); discussing security personnel or devices or security audits (Section 551.076); and discussing information technology security practices (Section 551.089). If the Board of Directors determines to go into executive session to discuss any item on this agenda, the presiding officer will announce that an executive session will be held and will identify the item to be discussed and the provision of the Open Meetings Act that authorizes the closed or executive session.

(SEAL)



Attorney for the District

Block House Municipal Utility District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call Armbrust & Brown, PLLC at (512) 435-2300 for additional information. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may utilize the statewide Relay Texas program at (800) 735-2988.