

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT**

**October 25, 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, October 25, 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/VwIPPPXEBaA?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>
<b>GENERAL</b>	
1. Citizens’ communications;	Informational
<b>CONSENT ITEMS</b> <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 30, 2023 special meeting, September 6, 2023 special meeting, and September 27, 2023 regular meeting;	Decision
<b>BHC OWNERS ASSOCIATION</b>	
3. Report from BHC Owners Association;	Informational
<b>GENERAL MANAGER REPORT / ITEMS</b>	
4. Report from and directives to General Manager, including:	Informational
(a) Requests for use of facilities;	Informational

5.	Proposal from Sagamore Fence & Deck, LLC for fence removal and replacement at 700 House Creek Drive - Estimate #7083;	Decision
<b>PR/COMMUNICATIONS</b>		
6.	Report from Williamson County Sheriff's Office;	Informational
7.	Report from PR/Communications Subcommittee, including:	Informational
	(a) Special events;	Informational
	(b) Newsletter;	Decision
8.	Transparency;	Decision
9.	Resident survey;	Decision
<b>RESTRICTIVE COVENANTS</b>		
10.	Report from and directives to Community Association Management, Inc.;	Informational
11.	Pending or contemplated litigation, including:	Informational
	(a) 15361 English River Loop;	Informational
12.	Report from Restrictive Covenants Subcommittee;	Informational
<b>FINANCE/AUDIT</b>		
13.	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
14.	Report from Finance/Audit Subcommittee;	Informational
<b>AMENITIES</b>		
15.	Report from and directives to Premier Recreation Management Services LLC;	Informational
16.	Report from and directives to Priority Landscapes, LLC, including:	Informational
	(a) Proposal for Christmas light decorations install/takedown – Proposal #3122;	Decision
	(b) Proposal for Walker House back porch landscape repair – Proposal #3123;	Decision
	(c) Proposal for tree installations – Proposal #3124;	Decision
	(d) Review of Priority Landscapes, LLC;	Informational
17.	Report from Amenities Subcommittee and related action;	Informational
<b>SERVICES</b>		
18.	Report from and directives to Gray Engineering, Inc., including:	Informational

(a) Nebraska Furniture Mart tract;	Informational
19. Report from and directives to Crossroads Utility Services, LLC, including:	Informational
(a) System maintenance and repairs;	Informational
(b) Write-offs;	Decision
20. Report from Texas Disposal Systems, Inc.;	Informational
21. Storm Water Management Program (SWMP) under TPDES General Permit TXR040000;	Informational
22. Report from Services Subcommittee and related action;	Informational
<b>LEGAL</b>	
23. Report from and directives to Armbrust & Brown, PLLC;	Informational
24. Landscape Maintenance Agreement (expires October 31, 2023);	Decision
25. Information Technology Consultant Agreement with Chris Stanfield;	Decision
26. Intake of resident emails and telephone calls (Director Logan);	Decision
<b>OTHER DISCUSSION / ACTION ITEMS</b>	
27. Policy/procedure regarding interaction between Directors and District contractors;	Informational
28. Policy/procedure regarding Subcommittees, Subcommittee meetings, and related matters;	Informational
29. Code of Ethics, Travel, and Professional Services Policy;	Informational
30. Miscellaneous and Board/Subcommittee directives;	Informational
31. Future Board meetings/agenda items, including November and December meeting dates.	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)



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Attorney for the District

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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.