

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

November 15, 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, November 15, 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/WYXMC25IjRs?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 October 25, 2023 regular meeting;	Decision
BHC OWNERS ASSOCIATION	
3. Report from BHC Owners Association;	Informational
WILLIAMSON COUNTY SHERIFF’S OFFICE	
4. Report from Williamson County Sheriff’s Office;	Informational
GENERAL MANAGER REPORT / ITEMS	
5. Report from and directives to General Manager, including:	Informational

(a)	Tumlinson playscape;	Informational
(b)	Requests for use of facilities, including:	Informational
(1)	Request from Tidal Waves Swim Team for use of Apache Pool from 10:00 a.m. to 11:00 a.m. on December 30 for Polar Bear Swim, including waiver of fees;	Decision
6.	Proposal from Sagamore Fence & Deck, LLC for fence removal and replacement – 500' 2 nd Phase - Estimate #7114;	Decision
7.	Proposal from Sagamore Fence & Deck, LLC for fence removal and replacement – 450' 3 rd Phase - Estimate #7115;	Decision
8.	Proposal from Sagamore Fence & Deck, LLC for fence removal and replacement – 530' 4 th Phase - Estimate #7116;	Decision
9.	Proposal from Sagamore Fence & Deck, LLC for chain-link piping replacement at Tennis/Pickleball court;	Decision
10.	Proposal from Sagamore Fence & Deck, LLC for chain-link piping replacement at Basketball court;	Decision
11.	Proposal from Sagamore Fence & Deck, LLC for chain-link piping replacement at Skate court;	Decision
12.	Proposal from Progressive Commercial Aquatics, Inc. for replacement of Apache Pool thermal cover– Quote# QA2637-3;	Decision
13.	District preferred vendor list;	Informational
PR/COMMUNICATIONS		
14.	Report from PR/Communications Subcommittee, including:	Informational
(a)	Special events;	Informational
(b)	Newsletter;	Decision
15.	Transparency;	Decision
16.	Resident survey;	Decision
RESTRICTIVE COVENANTS		
17.	Report from and directives to Community Association Management, Inc.;	Informational
18.	Pending or contemplated litigation, including:	Informational
(a)	15361 English River Loop;	Informational
19.	Report from Restrictive Covenants Subcommittee;	Informational
20.	Resident concerns with safety in the District, including solicitors in the neighborhood (Director Johnson);	Informational
FINANCE/AUDIT		
21.	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
22.	Report from Finance/Audit Subcommittee;	Informational
AMENITIES		
23.	Report from and directives to Premier Recreation Management Services LLC;	Informational
24.	Report from and directives to Priority Landscapes, LLC, including:	Informational
(a)	Review of Priority Landscapes, LLC;	Informational
(b)	Proposal for tree installations – Proposal #3124;	Decision
(c)	Proposal for installation of boulders for Disc Golf Course (labor only) – Proposal #3136;	Decision
(d)	Proposal for landscape repairs where large trees were removed – Proposal #3207;	Decision
25.	Report from Amenities Subcommittee and related action;	Informational
SERVICES		
26.	Report from and directives to Gray Engineering, Inc., including:	Informational
(a)	Nebraska Furniture Mart tract;	Informational
27.	Report from and directives to Crossroads Utility Services, LLC, including:	Informational
(a)	System maintenance and repairs;	Informational
(b)	Write-offs;	Decision
(c)	Proposal for Lead and Copper Revised Rule (LCRR) Data Collection Services;	Decision
28.	Report from Texas Disposal Systems, Inc.;	Informational
29.	Storm Water Management Program (SWMP) under TPDES General Permit TXR040000;	Informational
30.	Report from Services Subcommittee and related action;	Informational
LEGAL		
31.	Report from and directives to Armbrust & Brown, PLLC;	Informational
OTHER DISCUSSION / ACTION ITEMS		
32.	Policy Regarding Interaction Between Board Members and District Contractors;	Informational
33.	Policy/procedure regarding Subcommittees, Subcommittee meetings, and related matters;	Informational
34.	Code of Ethics, Travel, and Professional Services Policy;	Informational

35. Miscellaneous and Board/Subcommittee directives;	Informational
36. 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.