

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

December 13, 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, December 13, 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/WTaUnifirII?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
2.	Consultants arrival time/remote participation (Director Young);	Informational
AUDIT ITEMS		
3.	Audit of District financial statements for fiscal year ended September 30, 2023, including report from McCall Gibson Swedlund Barfoot PLLC, approval of client representation letter and audit report, and authorizing filing of audit report;	Decision
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>		
4.	Minutes of November 15, 2023 regular meeting;	Decision
BHC OWNERS ASSOCIATION		
5.	Report from BHC Owners Association;	Informational

WILLIAMSON COUNTY SHERIFF'S OFFICE		
6.	Report from Williamson County Sheriff's Office;	Informational
7.	Gate locking and towing (Director Young);	Informational
GENERAL MANAGER REPORT / ITEMS		
8.	Report from and directives to General Manager, including:	Informational
	(a) Requests for use of facilities;	Informational
	(b) Tumlinson Park playscape;	Informational
9.	Walker House, including:	
	(a) Video storage (Director Logan);	Decision
	(b) Alarm system for the Walker House (Director Logan);	Decision
10.	Proposal from Sagamore Fence & Deck, LLC for fence removal and replacement - 500' 5 th Phase – Estimate #7177;	Decision
11.	Proposal from Sagamore Fence & Deck, LLC for fence removal and replacement - 500' 6 th Phase – Estimate #7178;	Decision
12.	Proposal from Sagamore Fence & Deck, LLC for fence removal and replacement - 486' 7 th Phase – Estimate #7179;	Decision
13.	Proposal from DigDug Construction, LLC for removal and replacement of river rock soil for Walker House parking lot drainage issue – Estimate 283SH;	Decision
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
FINANCE/AUDIT		
20.	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
21. Report from Finance/Audit Subcommittee;	Informational
AMENITIES	
22. Report from and directives to Premier Recreation Management Services LLC;	Informational
23. Report from and directives to Priority Landscapes, LLC;	Informational
24. Report from Amenities Subcommittee and related action;	Informational
SERVICES	
25. Report from and directives to Gray Engineering, Inc., including:	Informational
(a) Nebraska Furniture Mart tract;	Informational
26. Report from and directives to Crossroads Utility Services, LLC, including:	Informational
(a) System maintenance and repairs;	Informational
(b) Write-offs;	Decision
(c) Water meter reading concerns (Director Logan);	Informational
27. Report from Texas Disposal Systems, Inc.;	Informational
28. Storm Water Management Program (SWMP) under TPDES General Permit TXR040000;	Informational
(a) Proposal from Quiddity for MS4 Phase II Storm Water Management Program and Permit Year 1 Administration;	Decision
29. Report from Services Subcommittee and related action;	Informational
LEGAL	
30. Report from and directives to Armbrust & Brown, PLLC;	Informational
31. Maibox damage and repair (Director Logan);	Informational
32. Annual review of Water Conservation and Drought Contingency Plan, including Resolution Confirming Annual Review of Water Conservation and Drought Contingency Plan and Updating Water and Wastewater Utility System Profile;	Decision
OTHER DISCUSSION / ACTION ITEMS	
33. Block House Municipal Utility District Subcommittee Policies;	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.