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MEMORANDUM

TO: Board of Directors -
Block House Municipal Utility District

FROM: Denise L. Motal
Legal Assistant

DATE: March 21, 2024

RE: Block House Municipal Utility District -
March 27, 2024 Regular Meeting

Enclosed please find the agenda and support materials for the regular meeting of the Board of Directors of Block House Municipal Utility District scheduled for Wednesday, March 27, 2024, at 6:30 p.m., at 2600 Block House Drive South, Leander, Texas.

Please let me know if you cannot attend the meeting so that I can confirm that a quorum will be present.

Please do not hesitate to contact me if you have any questions.

Lisa Torres (Crossroads Utility Services, LLC)	Jay Howard (Texas Disposal Systems, Inc.)*
Andrew Hunt (Crossroads Utility Services, LLC)*	Ja-Mar Prince (Texas Disposal Systems, Inc.)*
Ben Ingallina (Crossroads Utility Services, LLC)*	Casey Clough (Texas Disposal Systems, Inc.)*
Taylor Kolmodin (Municipal Accounts & Consulting, L.P.)*	Marc Marroquin (Premier Recreation Management)*
Nur Labardini (Municipal Accounts & Consulting, L.P.)*	Mike McKelvey (Trinity AV Solutions)*
Antonio Lovato (Williamson County Sheriff's Dept.)*	Chris Swedlund (McCall Gibson Swedlund Barfoot PLLC)*
Cheryl Allen (Public Finance Group LLC)*	Brian Toldan (McCall Gibson Swedlund Barfoot PLLC)*
Lauren Smith (Public Finance Group LLC)*	Jan Gibson (McCall Gibson Swedlund Barfoot PLLC)*
Carol Polumbo (McCall, Parkhurst & Horton L.L.P.)*	Ashlee Martin (McCall Gibson Swedlund Barfoot PLLC)*
David Gray (Gray Engineering, Inc.)*	Sandy Martin (BHC Owners Association)*
Tripp Hamby (Priority Landscapes, LLC)*	Amanda Stanfield (Tidal Waves Swim Team)*
Jack Baker - Community Association Management	

*AGENDA ONLY (via email)

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

March 27, 2024

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, March 27, 2024**, 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/XpZAcOdE_Cs?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 February 8, 2024 special meeting and February 28, 2024 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
AMENITIES	

5.	Report from and directives to Premier Recreation Management Services LLC;	Informational
	(a) Considerations for lifeguards during Master Swim class (Director Logan);	Informational
6.	Report from and directives to Priority Landscapes, LLC;	Informational
	(a) Proposal for clearing of right of way between Nebraska Furniture Mart tract and Block House Creek Elementary – Proposal #3578;	Decision
7.	Report from Amenities Subcommittee;	Informational
8.	Report from Amenities/Security meeting and related action;	Informational
PR/COMMUNICATIONS		
9.	Report from PR/Communications Subcommittee, including:	Informational
	(a) Special events;	Informational
	(b) Newsletter;	Decision
10.	Transparency;	Decision
11.	Resident survey;	Decision
RESTRICTIVE COVENANTS		
12.	Report from and directives to Community Association Management, Inc.;	Informational
13.	Pending or contemplated litigation, including:	Informational
	(a) 2805 Alexander Drive;	Decision
14.	Report from Restrictive Covenants Subcommittee;	Informational
FINANCE/AUDIT		
15.	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
16.	Fence Project/Columns;	Informational
17.	Report from Finance/Audit Subcommittee;	Informational
SERVICES		
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.	Crossroads Utility Services, LLC proposal for Lead and Copper Rule Revisions;	Decision
21.	Sagamore Fence & Deck proposal for fence staining - Estimate #7536;	Informational
22.	Report from BGE, Inc. regarding District Asset Management System;	Informational
23.	Report from Texas Disposal Systems, Inc.;	Informational
24.	Storm Water Management Program (SWMP) under TPDES General Permit TXRo40000, including:	Informational
	(a) Crossroads Utility Services, LLC proposal for MS4 storm drain cleaning and outfall restoration;	Decision
	(b) Priority Landscapes proposal for MS4 Permit Year 5 Service Proposal of Inlets and Outfalls – Proposal #3669;	Decision
25.	Report from Services Subcommittee and related action;	Informational
GENERAL MANAGER REPORT / ITEMS		
26.	Report from and directives to General Manager, including:	Informational
	(a) Requests for use of facilities;	Informational
LEGAL		
27.	Report from and directives to Armbrust & Brown, PLLC;	Informational
28.	City of Cedar Park; Temporary (Stage 3) Water Rate Increase, including proposal from NewGen Strategies;	Decision
29.	Drainage Easement Agreement (Nebraska Furniture Mart) and related Resolution;	Decision
30.	Park Bond considerations, including Hitchcock Design Group proposal for 2024 Park Bond Projects;	Decision
31.	Policy relating to remote participation in Board meetings by Board members;	Decision
32.	Renewal Jan-Pro Service Agreement, Pricing Agreement, and Addendum Attachments (current agreement expires April 30, 2024);	Decision
33.	Operations Services Agreement;	Decision
34.	General Management Services Agreement;	Decision
OTHER DISCUSSION / ACTION ITEMS		
35.	Block House Municipal Utility District Subcommittee Policies;	Informational
36.	Code of Ethics, Travel, and Professional Services Policy;	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.

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

February 8, 2024

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

A special meeting of the Board of Directors of Block House Municipal Utility District was held on February 8, 2024 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, except Director Johnson, thus constituting a quorum. Also present at the meeting were: Lisa Sandoval of Crossroads Utility Services, LLC (“Crossroads”); Chris Stanfield, District IT Consultant; David Gray of Gray Engineering; Deputy Lovato of the Williamson County Sheriff’s Office (“WCSO”); and Sean Abbott of Armbrust & Brown, PLLC (“A&B”). Taylor Kolmodin of Municipal Accounts & Consulting, L.P. (“MAC”) participated in the meeting via video conference.

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. 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 none, she stated that the Board would next discuss the Resolution Accepting Amended Park Plan attached as **Exhibit “B”**. Mr. Abbott reviewed the Amended Park Plan with the Board. After discussion, upon motion by Director Shoemaker and second by Director Roberts, the Board voted 4-0 to approve the Resolution.

Director Logan then stated that the Board would discuss the Tumlinson Pool slide repairs. Ms. Sandoval reviewed the inspection report attached as **Exhibit “C”**. She then reviewed the proposal from Progressive Commercial Aquatics, Inc. for slide tower restoration (steel structure and treads/decking only) (Quote #QA2856) attached as **Exhibit “D”**, the proposal from DigDug Construction, LLC for the repair of the stairs, footers, and miscellaneous rust areas, tower platform, and stair handrail (Estimate #317SH) attached as **Exhibit “E”**, and the proposal from Safe Slide Restoration attached as **Exhibit “F”**, and recommended the approval of DigDug Estimate #317SH. After discussion, upon motion by Director Young and second by Director Johnson, the Board voted 4-0 to approve DigDug Estimate #317SH.

Director Logan stated that the Board would next discuss replacement of the pumps for Tumlinson Pool. Ms. Sandoval then reviewed the proposal QA2851 from Progressive Commercial Aquatics, Inc., attached as **Exhibit “G”**, noting that she had solicited two additional bids from similar vendors and had not received a response. After discussion, upon motion by Director Roberts and second by Director Shoemaker, the Board voted 4-0 to approve proposal QA2851 from Progressive Commercial Aquatics, Inc.

Director Logan then stated that the Board would discuss the Code of Ethics, Travel, and Professional Services Policy and reminded the Board of Directors that the Code contained language that established Robert’s Rules of Order to provide for decorum at Board meetings. She suggested that it was in the best interest of all interested parties for the Board to maintain proper decorum to provide for productive conversation and debate of District issues.

Director Logan stated that the Board would next discuss the Board’s future meetings/agenda items. The Board confirmed that the regular meeting of the Board was scheduled for February 28, 2024.

There being no further items to come before the Board, upon motion by Director Shoemaker and second by Director Young, the Board voted 4-0 to adjourn the meeting.

* * *

[SIGNATURE PAGE TO FEBRUARY 8, 2024 MINUTES]

(SEAL)

Robert Young, Secretary
Board of Directors

Date: _____

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

February 28, 2024

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

A meeting of the Board of Directors of Block House Municipal Utility District was held on February 28, 2024 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: Ben Ingallina and Lisa Sandoval of Crossroads Utility Services, LLC (“Crossroads”); Sandy Martin and Samantha Guidera of the BHC Owners Association (“OA”); Tripp Hamby of Priority Landscapes, LLC (“Priority”); Deputy Lovato of the Williamson County Sheriff’s Office (“WCSSO”); Chris Stanfield, District IT Consultant; Marc Marroquin from Premier Recreation Management Services, LLC (“Premier”); Amanda Stanfield of Tidal Waves at BHC; Tyler Wilson of Municipal Accounts & Consulting, L.P. (“MAC”); Sameer Saini of Gray Engineering, PLLC; Steve Overcashier, a resident of the District; and Sean Abbott of Armbrust & Brown, PLLC (“A&B”). Taylor Kolmodin of MAC participated in the meeting via video conference.

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. Mr. Overcashier addressed the Board and stated that he was unhappy with the progress being made on the District fencing project along Block House Drive. While he acknowledged that the District had undertaken the replacement of certain portions of fence, he stated that not enough progress had been made. He concluded by stating that the District had not properly prioritized the fence project.

Director Logan then stated that the Board would receive a report from Deputy Lovato on behalf of the WCSSO. Deputy Lovato stated that operations were running smoothly. He noted that the WCSSO Deputies still intended to conduct a safety event in the District and that it would likely

AGENDA ITEM #2

be held in April. He reminded the Board that it was important for residents to keep their car doors locked and to close their garage doors at night.

Director Logan stated that the Board would next consider approving the minutes of the January 17, 2024 special meeting and the January 24, 2024 regular meeting. After discussion, upon motion by Director Shoemaker and second by Director Johnson, the Board voted unanimously to approve the minutes, as presented.

Director Logan then stated that the Board would undertake a review of the general manager. Director Shoemaker stated that he had no concern or issues with Ms. Sandoval's management of the District. Director Johnson agreed with Director Shoemaker and added that Ms. Sandoval had done a good job on restrictive covenant issues. Director Young echoed the sentiments expressed by Directors Shoemaker and Johnson and noted that, in her role, Ms. Sandoval had to deal with numerous time sensitive, quirky situations. He confirmed that he was happy with her performance as General Manager to the District.

Director Roberts then stated that she has concerns about Ms. Sandoval in her role as General Manager. She noted that she had encountered communication issues with Ms. Sandoval and that the District needed better coordination with things in the field. She then encouraged Ms. Sandoval to rely on staff and noted that she desired Ms. Sandoval to have a greater presence in the field. Director Roberts noted that Ms. Sandoval had a strength in project management, but that she would like to see improvement in general management. She requested that Ms. Sandoval openly communicate with the entirety of the Board of Directors if she had any needs.

Director Logan stated that Ms. Sandoval had done a great job, noting that she had improved communications in the District and that she did a good job with her staff and team. Director Logan also noted that she had received great feedback from residents about Ms. Sandoval. Ms. Martin then confirmed that the OA had enjoyed a positive partnership with Ms. Sandoval and that Ms. Sandoval was particularly responsive to OA issues and requests.

Ms. Sandoval thanked the Board members for all of their comments and feedback. She noted that she enjoyed serving as General Manager to the District and that she enjoyed working with the Board.

Director Logan stated that the Board would next receive a report from the OA and recognized Ms. Martin, who stated that the OA had several events planned in the upcoming months. She noted that the OA would be engaging a new firm to undertake restrictive covenant enforcement.

Director Logan stated that the Board would next receive a report from and directives to Premier Recreation Management Services LLC and recognized Mr. Marroquin. Mr. Marroquin reviewed his report, attached as **Exhibit "B"**. He noted that his firm was training and hiring for the upcoming summer swim season.

Director Logan then stated that the Board would next discuss the Apache Pool and Tumlinson Pool cleaning. Ms. Sandoval reviewed the proposal from Progressive Commercial Aquatics, Inc., attached as **Exhibit "C"**, and the proposal from Premier Recreation Management Services, LLC (Estimate #1005), attached as **Exhibit "D"**, and recommended approval of the proposal from Premier Recreation Management. After discussion, upon motion by Director Shoemaker and second by Director Johnson, the Board voted unanimously to approve Estimate #1005 from Premier Recreation Management Services, LLC.

Director Logan then stated that the Board would receive a report from Priority and recognized Mr. Hamby, who reviewed the report from Priority attached as **Exhibit “E”**, and confirmed that Priority continued to undertake its typical maintenance around the District. Mr. Hamby presented the proposal for Disc Golf Course for dried cedar screen removal and boulder installation (Proposal #3584) attached as **Exhibit “F”**, and recommended approval. After discussion, the Board tabled consideration of the item.

Director Logan then stated that the Board would discuss the right-of-way between Nebraska Furniture Mart tract and Block House Creek Elementary. Mr. Abbott confirmed that the area in question was located within a License Agreement that the District had entered into with Williamson County and, thus, the District was authorized to undertake landscaping in the right-of-way. **Director Logan directed Mr. Hamby to present a proposal for Board consideration at a future Board meeting.**

Director Logan stated that the Board would next discuss the Tidal Waves Swim Team 2024 practice schedule, attached as **Exhibit “G”**. After discussion, upon motion by Director Shoemaker and second by Director Young, the Board voted 4-0, with Director Johnson abstaining, to approve the 2024 practice schedule, as presented.

Ms. Sandoval then reviewed the proposal from 1836 Plumbing LLC (Estimate #158) attached as **Exhibit “H”**, for the Tumlinson Pool guard shack re-pipe and isolation shut-off valve, noting that the proposal would provide for replacement of copper piping with PEX piping. Director Roberts noted that she had qualitative issues with PEX piping. Ms. Sandoval stated that copper piping could no longer be used in such facilities and that PEX was the best option available. After discussion, upon motion by Director Shoemaker and second by Director Young, the Board voted 4-1, to approve Estimate #158, with Director Roberts voting “no.”

Ms. Sandoval next reviewed the proposal from 1836 Plumbing LLC (Estimate #159) for a water leak, attached as **Exhibit “I”**. After discussion, the Board tabled the item for future consideration.

Director Logan then stated that the Board would receive a report from the Amenities Subcommittee and recognized Ms. Sandoval who reviewed the Amenities Subcommittee report and the Amenities/Security meeting report attached collectively as **Exhibit “J”**.

Director Logan then stated that the Board would receive a report from the PR/Communications Subcommittee and a report on the District resident survey, attached collectively as **Exhibit “K”**. Director Young confirmed that the PR/Communications Subcommittee continued to work on the resident survey, noting that the Subcommittee was in favor of using Survey Monkey to conduct the survey. Discussion ensued relating to access to data for the survey. Director Logan noted that no Board members will have access to specific survey results and that the results could not be tampered with. Director Johnson then stated that the Subcommittee did not have a projected “launch” date for the survey.

Director Logan stated that the Board would next receive a report from and directives to Community Association Management, Inc. (“**CAM**”). Ms. Sandoval reviewed the report from CAM with the Board. Director Johnson noted that the Subcommittee had been working with A&B on several instances of non-compliance with restrictive covenants. He noted that he would provide a more detailed report at the next regular Board meeting.

Director Logan stated that the Board would next receive a report from and directives to MAC and recognized Ms. Kolmodin. Ms. Kolmodin presented the check register, attached as

Exhibit “L”, and the supplemental check register, attached as **Exhibit “M”**. She then reviewed payments made since the last Board meeting as well as the three proposed fund transfers and two supplemental checks, and recommended approval. After discussion, upon motion by Director Johnson and second by Director Shoemaker, the Board voted unanimously to approve the fund transfers and payment of the bills and invoices, as presented.

Mr. Abbott then reviewed the Resolution Authorizing Transfers of Funds and Payment of Expenses attached as **Exhibit “N”**. After discussion, upon motion by Director Johnson and second by Director Shoemaker, the Board voted unanimously to approve the Resolution.

Director Logan stated that the Board would next discuss the special project account/fence project. Mr. Abbott confirmed that he had reviewed the meeting minutes of previous Board meetings and confirmed that funds being held in the “Special Projects” account was intended to be used for the District “Right-of-Way” Project, which he noted included the fencing along Block House Drive. Discussion ensued. Directors Young and Shoemaker recommended doing regular maintenance on the fence and not as one single capital project. **The Board then directed Mr. Abbott to include an agenda item for the next regular Board meeting to discuss the replacement of dilapidated columns on the fence line.**

Ms. Sandoval then reviewed the proposal from Austex Fence & Deck for the removal and replacement of fence at 1002 Bordeaux Drive attached as **Exhibit “O”**, the proposal from Austex Fence & Deck for the removal and replacement of fence at 16306 Kicking Bird Drive attached as **Exhibit “P”**, the removal and replacement of fence at 16609 Spotted Eagle Drive attached as **Exhibit “Q”**, as well as the proposal from Sagamore Fence & Deck, LLC (Estimate #7406), attached as **Exhibit “R”**. She confirmed that the Sagamore proposal included the same areas in the Austex proposals and recommended the “Column to Column” quote provided by Sagamore, which she noted totaled \$16,331.50. After discussion, upon motion by Director Johnson and second by Director Shoemaker, the Board voted to approve the “Column to Column” proposal included on Sagamore Fence and Deck LLC Estimate #7406.

Director Logan then recognized Mr. Saini in order to receive the engineer’s report. Mr. Saini reviewed his report, attached as **Exhibit “S”**, with the Board. He noted that his office continued to work on matters relating to the issuance of the District’s park bond and any matters that arose relating to the development of the Nebraska Furniture Mart tract.

Director Logan stated that the Board would next receive a report from Crossroads and recognized Mr. Ingallina. Mr. Ingallina reviewed the operations report, attached as **Exhibit “T”**. He stated that all lab results were satisfactory. He then noted that he had two write-offs to present as listed in the operations report, and requested approval. He stated that the District’s water loss was 13.78%, which he noted was up slightly from last month. Upon motion by Director Roberts and second by Director Shoemaker, the Board voted unanimously to approve the write-offs.

Mr. Ingallina then reviewed the proposal from Acoustic Leak Detection LLC for meter replacements attached as **Exhibit “U”**, and a proposal from HydroPro Solutions, Inc. (Quote #BHM DR Install) for the Direct Read meter installation attached as **Exhibit “V”**. He noted that the proposals were both for the replacement of 150 meters and recommended approval of the Acoustic Leak Detection LLC proposal. After discussion, upon motion by Director Johnson and second by Director Shoemaker, the Board voted unanimously to approve the proposal from Acoustic Leak Detection LLC.

Director Logan stated that the Board would next discuss the City of Cedar Park’s Temporary (Stage 3) water rate increase, as more particularly described in the letter attached as

Exhibit “W”. Mr. Abbott reviewed the letter with the Board. Mr. Ingallina then noted that he had discussed the temporary water rate increase with the City’s utility staff and reported that the City expected that the temporary water rate could be in place for up to 18 months. Mr. Abbott reminded the Board that the District had updated its rate order in October of 2022 and, at that time, had increased the water rate in accordance with the rate study undertaken by NewGen Strategies. Discussion ensued, including discussions relating to water conservation and District revenue considerations. **The Board then directed Mr. Abbott to obtain a proposal from Dave Yanke at NewGen Strategies to undertake a study on the effect of the temporary water rate increases on District revenue.**

Director Logan then stated that the Board would discuss the Operations Services Agreement. She confirmed that work undertaken by Crossroads in the District’s parks was included in the Operations Services Agreement and that it would be more appropriately located in the General Management Services Agreement. Mr. Abbott noted that the General Management Services Agreement would need to be considered for renewal by October 1, 2024. Discussion ensued. After discussion, upon motion by Director Shoemaker and second by Director Young, the Board voted 4-1, with Director Roberts voting “no”, to amend the Operations Services Agreement and the General Management Services Agreement so that all Crossroads park activities are included in the General Management Services Agreement.

Director Logan then stated that the Board would receive a report regarding the District Asset Management System and recognized Ms. Sandoval. Ms. Sandoval stated that she expected a representative from BGE, Inc. to attend the District’s next regular meeting to provide an update.

Director Logan stated that the Board would next discuss the Storm Water Management Program (SWMP) for TPDES General Permit TXR040000 and recognized Mr. Abbott who reviewed the Permit Year 5 Dry Weather Screening Inspection Report from Quiddity Engineering, LLC attached as **Exhibit “X”**, noting that Quiddity had inspected 84 inlets in the District and that debris and/or trash needed to be removed from 26 of the inlets. **The Board directed Mr. Ingallina to provide a proposal to address the removal of debris and trash from the affected inlets, as identified in the report.**

Mr. Abbott then reviewed the MS4 Phase II Annual Report Permit Year 5: 2023, attached as **Exhibit “Y”** (the “*Annual Report*”). After discussion, upon motion by Director Shoemaker and second by Director Johnson, the Board voted unanimously to approve the Annual Report and directed Quiddity Engineering to submit the same to the Texas Commission on Environmental Quality.

Director Logan then stated that the Board would receive the general manager’s report and recognized Ms. Sandoval, who reviewed the general manager’s report, attached as **Exhibit “Z”**. Ms. Sandoval also reviewed the request from Ollie’s Barbeque for use of the Pavilion for movie and food truck for March 22, March 29, April 5 and April 12. After discussion, the Board tabled consideration of the request.

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 then stated that the Board would discuss the Security Monitoring Agreement with Cothron’s Security Professionals attached as **Exhibit “AA”**. Mr. Abbott reviewed the Agreement with the Board. After discussion, upon motion by Director Young and second by Director Shoemaker, the Board voted 4-1, with Director Roberts voting “no”, to approve

the Agreement. **The Board then directed Mr. Abbott to communicate with Mike McKelvey of Trinity AV Solutions regarding the same.**

Director Logan stated that the Board would next consider approving the request for a Utility Easement from Pedernales Electric Cooperative, Inc. ("PEC"), attached as **Exhibit BB**". Mr. Abbott briefly reviewed the request, but noted that his firm had a potential conflict with PEC. He reminded the Board that the last time that PEC requested an easement from the District, the District and PEC had jointly considered and approved a conflict letter. **The Board then directed Mr. Abbott to contact PEC to consider a similar conflict letter.**

Director Logan then stated that the Board would discuss remote participation in Board meetings by Board members. Mr. Abbott then reviewed a memorandum, attached as **Exhibit CC**", relating to remote participation in Board meetings by Board members. He noted that such participation was feasible, so long as all state law provisions and administrative rules, as described in the memorandum, were followed. He also recommended that the Board consider adopting policies applicable to remote participation. Discussion ensued. Director Logan offered to draft a policy for consideration by the Board. The Board then directed Mr. Abbott to include an item on the regular March agenda for consideration of a remote participation policy.

Director Logan then stated that the Board would discuss the Board's future Board meetings/agenda items. The Board confirmed that the regular meeting of the Board was scheduled for March 27, 2024.

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

* * *

[SIGNATURE PAGE TO FEBRUARY 28, 2024 MINUTES]

(SEAL)

Robert Young, Secretary
Board of Directors

Date: _____

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Minh Nguyen		DATE: 02/01/2024
TIME START: 1615	TIME ENDED: 2115	TOTAL TIME: 5 hrs
BEGINNING MILEAGE: 117183	ENDING MILEAGE: 117231	TOTAL MILEAGE: 48miles

Location	Violation	Violation	Violation

COMMENTS:

At 1628 hours Deputy conducted a security check at Tumlinson Park there a few people in the park there was nothing suspicious. Cleared at 1634 hours

At 1729 hours, Deputy conducted a security check at the Walker House the park was still opened there was nothing suspicious. Cleared at 1733

At 1830 hours, Deputy conducted a security check at Tumlinson Park. There was no one in the park. Deputy walked around the pool and the Walker House and made sure all the doors were locked Deputy locked the gate. Deputy drove over to the bike trail and locked the gate. Cleared at 1845 hours.

At 1846 hours, Deputy conducted a security check at Tonkawa Park. There was one vehicle in the parking lot, Deputy located the owner and asked them to leave the parking lot. Deputy locked the gate Cleared at 1850 hours.

At 1854 hours, Deputy conducted a security check at Jumano trail. There was no vehicle in the parking lot. Deputy locked the gate cleared at 1859 hours.

At 2032 hours Deputy conducted a security check at Block House ES. Deputy checked the front and the back did not see anything suspicious. Cleared 2038 hours

OFFICER'S SIGNATURE *Minh Nguyen #14660*

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Antonio Lovato #11316		DATE: 02-02-2024
TIME START: 0310	TIME ENDED: 1040	TOTAL TIME: 7.5
BEGINNING MILEAGE: 108340	ENDING MILEAGE: 108391	TOTAL MILEAGE: 51

Location	Violation	Violation	Violation

COMMENTS:

0310hrs Begin Tour of Duty.
 0327hrs Security Check Jumano Park. No vehicles parked in the parking area in front of the gate. The gate to the park was locked and secured. No vehicles parked in the park. No one seen in the park. No issues observed.
 0407hrs Security Check Tonkawa Park. The gate to the park was locked and secured. No vehicles parked in the parking lot. No one seen in the park. No issues observed.
 0440hrs Security Check Bike Trail Park. The gate to the park was locked and secured. No vehicles parked in the parking lot. No one riding around on the track. No issues observed.
 0522hrs Security Check Apache Park. No vehicles parked in the parking lot. No one on the playground or in the pool area. No issues observed.
 0556hrs Security Check Tumlinson Park. The gate to the park was locked and secured. No vehicles parked in the parking lot. No one seen in the park. There were a few people walking their dogs around on the trails. No issues observed.
 0655hrs School Zone Enforcement. No traffic violations were observed.
 0754hrs Security Check Bike Trail Park. The gate to the park was open. No one parked in the parking lot or riding around on the bike track. No issues observed.
 0828hrs Security Check Jumano Park. The gate to the park was open. No vehicles parked in the parking lot. No one seeing walking around or playing disc golf in the park. No issues observed.
 0848hrs Security Check Tokawa Park. The gate to the park was open. No vehicles parked in the parking lot. There was a lady playing fetch with her dog in the field. No one on the playground or walking on the track. No issues observed.
 0914hrs Security Check Tumlinson Park. There were a couple of vehicles parked in the parking lot. No one playing in the park. A few people walking on the trails. No issues observed.
 0926hrs Security Check Apache Park. No vehicles parked in the parking lot. No one playing on the playground or in the pool area. No issues observed.
 0945hrs Subcommittee Meeting at the Walker House.
 1040hrs End Tour of Duty.

Antonio L. Lovato #11316

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Derrick Johnson #13763		DATE: 02/02/2024
TIME START: 18:00	TIME ENDED: 00:00	TOTAL TIME: 6
Begin Mileage:24100	Ending Mileage: 24126	Total Mileage: 26

Location	Violation	Location	Violation
3600 blk of Block House Dr	Speeding		
3700 blk of Block House Dr	Speeding		

COMMENTS:

18:00hrs 10-41 patrol Blockhouse MUD.

18:30hrs Security check Jumano park. No vehicle in the area. Gates were closed and locked.

18:35hrs Security check at the bike park. Parking lot was clear. No sign of damage to bike ramps. Gates were locked.

18:45hrs Security check Tumlinson park. No sign of criminal mischief. Gates were closed and locked.

18:58hrs Security check at Tonkawa Park. Gates were closed and locked.

19:26hrs Traffic stop 3600 blk of Block House Dr. Speeding

19:46hrs Traffic stop 3700 blk of Block House Dr. Speeding

20:25hrs Security check 2600 blk of S Walker Dr

20:35hrs Security check 2400 blk of Greenlee Dr.

21:15hrs Security check 400 blk of Tumlinson Fort Dr

21:23hrs Security check 16000 blk of Black Kettle Dr

22:32hrs Security check 4200 blk of Block house Dr.

23:30hrs Security check Apache park. No sign of damage to mailboxes, or criminal mischief to park area. Trees fallen blocking the roadway by the mailboxes.

00:00hrs 10-42 Blockhouse patrol.

Derrick Johnson #13763
OFFICER'S SIGNATURE

Block House Creek M.U.D.

Daily Patrol Report

Name: Deputy James Polk #15343	Date:02/03/2024	
Time Start: 1700	Time Ended: 2300	Total Time: 0600
Beginning Mileage: 105721	Ending Mileage: 105780	Total Mileage: 59

Location	Violation	Violation	Violation
2810 Turtle River Dr	Left Brake Light out	Warning	
3300 Bardoniino Ln	Left Front Headlight out	Warning	
104 Block House Dr	No Rear License plate	Warning	

Comments:

1700: Being tour of Duty @ BlockHouse MUD
1711: Check Jumano Park
1731: Traffic Stop
1750: Check Tumlinson Park and Pool
1810: Check Tonkawa Park
1830: Check Jumano Park – Park was cleared and the gate was secured.
1841: Check Bike Trail Park – Park was cleared and the gate was secured.
1857: Check Tonkawa Park – Park was cleared and the gate was secured.
1914: Checked Tumlinson Park and Pool – Park was cleared and the gate was secured.
1940: Traffic Stop
1950: Checked Jumano Park – Park was clear and the gate was still secured.
2000: Traffic Stop
2028: Check Tumlinson Park and Pool and Bike Trail – Park was cleared and the gate were still secured.
2058: Check the ele school – Building secured
2110: Responded to a Burglary call – assisted Patrol deputies
2147: Checked Jumano Park – Park was cleared and the gate was still secured.
2152: Checked Tonkawa Park – Park was cleared and the gate was still secured.
2226: Checked Tumlinson Park and Pool – Park was clear and the gate was still secured.
2230: Checked Bike Trail – Park was cleared and the gate was till secured.
2246: Checked Jumano Park – Park was cleared and the gate was till secured.
2300: End of Tour Of Duty @ Block House MUD

James Polk #15343

Block House Creek M.U.D.

Daily Patrol Report

Name: Deputy Case Winkler #15527	Date:02/04/2024	
Time Start: 2000	Time Ended: 0000	Total Time: 0400
Beginning Mileage: 62908	Ending Mileage: 62945	Total Mileage: 37

Location	Violation	Violation	Violation

Comments:

2000hrs Begin Tour of Duty

2005hrs Security Check Tumlinson Park. There were no vehicles parked in the parking lot. There were some people walking around on the trails. No issues observed.

2015hrs Security Check Bike Trail Park. No vehicles parked in parking lot. No one was riding around track. The gate was closed and locked upon my exit. No issues observed.

2025hrs Security Check Tonkawa Park. No vehicles parked in the parking lot. No one was playing on the playground, soccer field, or walking around on the track. The gate was closed and locked upon my exit. No issues observed.

2036hrs Security Check Jumano Park. No vehicles parked in the parking area in front of the gate. No vehicles parked in the park area. Observed no people in disc golf course. The gate to the garden and community center were locked and secured. The gate to the park was locked and secured. No issues observed.

2140hrs Security Check Apache park. No vehicles parked in parking lot. No People playing in playground. No issues observed.

2245hrs Security Check Walker House. All doors at Walker house secured. No issues observed.

0000hrs End Tour of Duty

Case Winkler #15527

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Detective John Bartlett #15235		DATE: 02-05-2024
TIME START: 1600 hours	TIME ENDED: 2100 hrs	TOTAL TIME: 5 hrs 00 min
BEGINNING MILEAGE: 99613	ENDING MILEAGE: 99651	TOTAL MILEAGE: 38 MILES

Location	Violation	Violation	Violation

COMMENTS:

16:00 PM: Begin Tour of Duty Blockhouse MUD
 16:02 PM: Monitored Traffic on Scottsdale Dr, no major traffic issues observed.
 16:33 PM: Security Check of Jumano Park, back building secure || All Okay.
 17:01 PM: Neighborhood Check of Black Kettle Ln and surrounding neighborhoods.
 17:21 PM: Neighborhood Check of Bottle Springs Ln and surrounding neighborhoods
 17:37 PM: Security Check of Walkerhouse, Pavilion, Courts and Trails – Walkerhouse and courts secure. || All Okay.
 - Also checked Tumlinson Park, pool, playgrounds, and baseball field. Walked the trails from one side to the other. No issues observed.
 17:55 PM: Neighborhood check of Tumlinson Fort Dr and surrounding neighborhoods.
 18:13 PM: Traffic Stop on a vehicle in the 2500 block of Jacqueline Dr. A large amount of narcotics located. Case # 2024-02-00170.
 19:10 PM: Security Check of Tonkawa Park. Gates locked. || All Okay.
 19:13 PM: Security Check of the Bike Park. All clear and gates locked || All Okay
 19:15 PM: Security Check of Tumlinson Park and pool. Gates locked. || All Okay.
 19:21 PM: Security Check of Jumano Park, Eagle Scouts using back building. Two vehicles were still in the main Jumano Park, I attempted to use my siren and have them come back to their vehicles, and waited for quite some time, but no one showed up. Also, there are several lights being put onto the frisbee golf goals. I left them in place, but need to get guidance on future lights, such as if it is Blockhouse MUD putting them up or random citizens. I spoke to the Eagle Scout Leader who stated he would lock up the main gate when he was leaving. || All Okay.
 19:53 PM: Transported Evidence to the Williamson County Sheriffs Office for processing and to complete the report.
 21:00 PM: End Tour of duty.

John S. Bartlett #15235

OFFICER'S SIGNATURE

While conducting security checks, I am also checking gates and surrounding neighborhoods

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Derrick Johnson #13763		DATE: 02/06/2024
TIME START: 14:00	TIME ENDED: 20:00	TOTAL TIME: 6
Begin Mileage: 24320	Ending Mileage: 24338	Total Mileage: 18

Location	Violation	Location	Violation

COMMENTS: No major traffic violations observed during this shift. I monitored traffic throughout the community. I monitored various stop signs and looked for speeding vehicles within the neighborhood.

14:00hrs 10-41 patrol Blockhouse MUD.

14:20hrs Security check 700 blk of House Creek Dr.

14:36hrs Security check 16000 blk of Big Falls Dr.

15:20hrs Security check 2600 blk of S Walker Dr

16:15hrs Security check 2400 blk of Greenlee Dr.

16:46hrs Security check 400 blk of Tumlinson Fort Dr

17:23hrs Security check 16000 blk of Black Kettle Dr

17:32hrs Security check 4200 blk of Block house Dr.

18:30hrs Security check Apache park. No sign of damage to mailboxes, or criminal mischief to park area. Trees fallen blocking the roadway by the mailboxes.

18:42hrs Security check 1200 blk of Pine Portage Loop.

19:30hrs Security check Jumano park. No vehicle in the area. Gates were closed and locked.

19:35hrs Security check at the bike park. One vehicle located in the parking lot, vehicle was left behind gates. No sign of damage to bike ramps. Gates were locked.

19:45hrs Security check Tumlinson park. No sign of criminal mischief. Gates were closed and locked.

19:50hrs Security check at Tonkawa Park. Gates were closed and locked.

20:00hrs 10-42 Blockhouse patrol.

Derrick Johnson #13763

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Antonio Lovato #11316		DATE: 02-08-2024
TIME START: 1530	TIME ENDED: 1730	TOTAL TIME: 2
BEGINNING MILEAGE: 108732	ENDING MILEAGE: 108751	TOTAL MILEAGE: 19

Location	Violation	Violation	Violation

COMMENTS:

1530hrs Begin Tour of Duty.

1549hrs Security Check Tonkawa Park. There were a few vehicles parked in the parking lot. There were some people walking their dog around on the track. There were a couple of families playing on the playground. No issues observed.

1607hrs Security Check Jumano Park. No vehicles parked in the parking area in front of the gate. No one parked in the park. No one seen walking around on the trails or playing disc golf. No issues observed.

0421hrs Security Check Bike Trail Park. There was one vehicle parked in the parking lot. The driver of the vehicle was sitting in his vehicle playing on his phone. No one riding on the track. No issues observed.

0427hrs Security Check Apache Park. No vehicles parked in the parking lot. No one playing on the playground or in the pool area. No issues observed.

0439hrs Security Check Tumlinson Park. No vehicles parked in the parking lot. No one seen on the baseball field or walking around on the trails. No issues observed.

1645hrs Walker House for a MUD meeting.

1730hrs End Tour of Duty.

Antonio L. Lovato #11316

OFFICER'S SIGNATURE

Block House Creek M.U.D.

Daily Patrol Report

Name: Deputy Bryson Mora #16249	Date:02/08/2024	
Time Start: 1815 Beginning Mileage: 112330	Time Ended: 2215 Ending Mileage: 112353	Total Time: 4.0 hours Total Mileage: 23

Location	Violation	Violation	Violation

Comments:

18:15 – Begin tour of duty.

18:30 – Security walk through, Walker House. All doors secure, all clear.

19:10 – Bike Trail Park gate locked, all clear.

19:20 – Tumlinson Park gate locked, all clear.

19:26 – Tonkawa Park gate locked, all clear.

19:30 – Apache park, park check, all clear.

19:50 – Jumano Park gate locked, all clear.

20:05 – Suspicious Person – A young white male walking towards Jumano Park. The male stated he was working for a pest control company doing door to door sales. The male stated that he was going into the treeline because he left his backpack there while he did his sales. The male stated he left his belongings

in the treeline so that they didn't get stolen while he was working. The male advised he was departing the area. The male was identified in a Williamson County S.O. calls for service and did appear to be doing sales.

20:09 – Luke Ln. A medical call was resolved with no issues.

20:45 – Stepping Stone School check, cleaner inside cleaning. All clear besides cleaner.

21:05 – Apache park check, all clear.

21:10 – Walker House check, all clear.

21:15 – Bike Park check, all clear.

21:29 – Apache park check, all clear.

21:40 – Jumano Park check, all clear.

22:15 – End tour of Duty.

Bryson Mora #16249

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Antonio Lovato #11316		DATE: 02-09-2024
TIME START: 0412	TIME ENDED: 1012	TOTAL TIME: 6
BEGINNING MILEAGE: 108758	ENDING MILEAGE: 108834	TOTAL MILEAGE: 76

Location	Violation	Violation	Violation

COMMENTS:

0412hrs Begin Tour of Duty.

0459hrs Security Check Jumano Park. No vehicles parked in front of the gate. The gate was locked and secured. No vehicles parked in the park. No one seen in the park. No issues observed.

0531hrs Security Check Apache Park. No vehicles parked in the parking lot. No one playing on the playground or in the pool area. No issues observed.

0548hrs Security Check Bike Trail Park. The gate was locked and secured. No vehicles parked in the parking lot. No one riding on the track. No issues observed.

0633hrs Security Check Tonkawa Park. The gate to the park was locked and secured. No vehicles parked in the parking lot. No one seen in the park. No issues observed.

0650hrs Security Check Tumlinson Park. The gate was locked and secured. No vehicles parked in the parking lot. No one seen walking around on the trails or in the park. No issues observed.

0700hrs School Zone Traffic Enforcement. No traffic violations observed.

0820hrs Security Check Apache Park. There were several vehicles parked in the parking lot. No one on the playground. There were people swimming in the pool area.

0829hrs Security Check Jumano Park. The gate to the park was open. No vehicles parked in the front parking area of the park. There was one vehicle parked in the park. No issues observed.

0851hrs Security Check Tonkawa Park. There was one vehicle parked in the parking lot. There were two people walking around on the track. No one else in the park. No issues observed.

0914hrs Security Check Tumlinson Park. No vehicles parked in the parking lot. No one seen in the park or walking around on the trails. No issues observed.

0943hrs Security Check Bike Trail Park. The gate was open. No vehicles parked in the parking lot. No one riding around on the track. No issues observed.

1012hrs End Tour of Duty.

Antonio L. Lovato #11316

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Antonio Lovato #11316		DATE: 02-10-2024
TIME START: 0415	TIME ENDED: 1015	TOTAL TIME: 6
BEGINNING MILEAGE: 108858	ENDING MILEAGE: 108916	TOTAL MILEAGE: 58

Location	Violation	Violation	Violation

COMMENTS:

0415hrs Begin Tour of Duty.

0458hrs Security Check Jumano Park. The gate to the park was locked and secured. No vehicles parked in front of the gate in the parking area. No vehicles parked in the park. No issues observed.

0523hrs Security Check Tonkawa Park. The gate to the park was locked and secured. No vehicles parked in the parking lot. No one seen in the park. No issues observed.

0544hrs Security Check Tumlinson Park. The gate to the park was locked and secured. No vehicles parked in the parking lot. No one seen in the park or walking on the trails. It was starting to rain.

0610hrs Security Check Apache Park. No vehicles parked in the parking lot. No one on the playground or in the pool area. No issues observed.

0647hrs Security Check Bike Trail Park. There was a truck in front of the gate. It was the guy opening the gates to the park. He was unlocking the gate. No vehicles were in the parkign lot. No one was riding on the track. No issues observed.

0722hrs Security Check Jumano Park. The gate to the park was open. No one parking front of the gate or in the park. No one seen in the park. No issues observed.

0803hrs Security Check Tumlinson Park. The gate to the park was open. No vehicles parked in the parking lot. No one seen in the park or walking around. It was still raining. No issues observed.

0851hrs Security Check Apache Park. No vehicles parked in the parking lot. No one playing on the playground or in the pool area. No issues observed.

0912hrs Security Check Tonkawa Park. The gate to the park was open. No vehicles parked in the parking lot. No one on the playground or soccer field. There was a guy walking his dog around on the track. No issues observed.

0941hrs Security Check Bike Trail Park. No vehicles parked in the parking lot. No one riding on the track. No issues observed.

1015hrs End Tour of Duty. It rained during the entire shift.

Antonio L. Lovato #11316

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Antonio Lovato #11316		DATE: 02-11-2024
TIME START: 0414	TIME ENDED: 1014	TOTAL TIME: 6
BEGINNING MILEAGE: 108959	ENDING MILEAGE: 109032	TOTAL MILEAGE: 73

Location	Violation	Violation	Violation

COMMENTS:

0414hrs Begin Tour of Duty.
 0440hrs Security Check Apache Park. No vehicles parked in the parking lot. No one playing on the playground or in the pool area. No issues observed.
 0502hrs Security Check Tonkawa Park. The gate to the park was locked and secured. No vehicles parked in the parking lot. No one was seen in the park. No issues observed.
 0536hrs Security Check Bike Trail Park. The gate to the park was locked and secured. No vehicles parked in the parking lot. No one riding around on the track. No issues observed.
 0611hrs Security Check Jumano Park. No vehicles parked in the parking area in front of the gate. The gate to the park was locked and secured. No vehicles parked in the park. No one seen in the park. No issues observed.
 0643hrs Security Check Tumlinson Park. The gate to the park was locked and secured. No vehicles parked in the parking lot. No one seen in the park, or walking around on the trails. No issues observed.
 0748hrs Security Check Jumano Park. The gate to the park was open. No vehicles parked in the parking area or in the park. No one seen walking around on the trails or playing disc golf. No issues observed.
 0808hrs Security Check Tonkawa Park. The gate to the park was open. There was one vehicle parked in the parking lot. No one playing on the playground, on the soccer field, or walking on the track. There was a guy playing fetch with his dog in the field. No issues observed.
 0835hrs Security Check Bike Trail Park. The gate to the park was open. No vehicles parked in the parking lot. No one riding on the track. No issues observed.
 0852hrs Security Check Tumlinson Park. The gate to the park was open. There was one vehicle parked in the parking lot. No one seen on the baseball field. There were people walking around on the trails. No issues observed.
 1014hrs End Tour of Duty.

Antonio L. Lovato #11316

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Derrick Johnson #13763		DATE: 02/12/2024
TIME START: 15:30 Begin Mileage:25064	TIME ENDED: 21:30 Ending Mileage: 25083	TOTAL TIME: 6 Total Mileage: 19

Location	Violation	Location	Violation

COMMENTS: No major traffic violations observed during this shift. I monitored traffic throughout the community. I monitored various stop signs and looked for speeding vehicles within the neighborhood.

15:30hrs 10-41 patrol Blockhouse MUD.

15:45hrs Security check at the bike park. No sign of criminal mischief.

16:30hrs Security check 16000 blk of Black kettle Dr.

16:50hrs Security check 2600 blk of S Walker Dr

17:15hrs Security check 2400 blk of Greenlee Dr.

18:32hrs Security check 4200 blk of Block house Dr.

19:00hrs Security check Apache park. No sign of damage to mailboxes, or criminal mischief to park area. Trees fallen blocking the roadway by the mailboxes.

19:06hrs Security check 1200 blk of Pine Portage Loop.

19:30hrs Security check Jumano park. Troops were utilizing building and I was advised that they were going to close the gates when they left.

19:35hrs Security check at the bike park. Gates were closed and locked.

18:35hrs Security check Tumlinson park. No sign of criminal mischief. Gates were closed and locked.

19:50hrs Security check at Tonkawa Park. Gates were closed and locked.

20:24hrs Security check 400 blk of Gabriel Mills Dr.

20:34hrs Security check 16000 blk of Black Kettle Dr

20:46hrs Security check 400 blk of Tumlinson Fort Dr

21:30hrs 10-42 Blockhouse patrol.

Derrick Johnson #13763
OFFICER'S SIGNATURE

Block House Creek M.U.D.

Daily Patrol Report

Name: Deputy Case Winkler #15527	Date:02/13/2024	
Time Start: 1745	Time Ended: 2145	Total Time: 0400
Beginning Mileage: 63881	Ending Mileage: 63915	Total Mileage: 34

Location	Violation	Violation	Violation

Comments:

1745hrs Begin Tour of Duty

1828hrs Security Check Apache park. No vehicles parked in parking lot. People playing in playground. No issues observed.

1856hrs Security Check Walker House. Vehicles in parking lot. People playing on courts and in pavilion.

1925hrs Security Check Tumlinson Park. There were no vehicles parked in the parking lot. There were some people walking around on the trails. No issues observed.

1930hrs Security Check Bike Trail Park. No vehicles parked in parking lot. No one was riding around track. The gate was closed and locked upon my exit. No issues observed.

1940hrs Security Check Tonkawa Park. No vehicles parked in the parking lot. No one was playing on the playground, soccer field, or walking around on the track. The gate was closed and locked upon my exit. No issues observed.

2000hrs Security Check Jumano Park. No vehicles parked in the parking area in front of the gate. No vehicles parked in the park area. Observed no people in disc golf course. The gate to the garden and community center were locked and secured. The gate to the park was locked and secured. No issues observed.

2055hrs Security Check Apache park. No vehicles parked in parking lot. No People playing in playground. No issues observed.

2125hrs Security Check Walker House. All doors at Walker house secured. No issues observed.

2145hrs End Tour of Duty

Case Winkler #15527

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Billy Ray Boggs #4308		DATE: 02-14-2024
TIME START: 16:00PM	TIME ENDED: 21:00PM	TOTAL TIME: 5 HRS
BEGINNING MILEAGE: 40468	ENDING MILEAGE: 40500	TOTAL MILEAGE: 32

Location	Violation	Violation	Violation

COMMENTS: *****OUT FOR FUEL - NEW HOPE / 183A*****
16:00PM: BEGIN TOUR OF DUTY @ BLOCKHOUSE MUD
16:17PM: CHECKED BH ELEM SCHOOL & PORTABLE BUILDING - STAFF / STUDENTS / PARENTS ONSITE - ALL APPEARED OKAY
16:26PM: CHECKED JUMANO PARK - INTERIOR GATES WERE CLOSED & SECURED // SEVERAL VEHICLES WERE ONSITE FOR DISC GOLF
16:32PM: CHECKED APACHE PARK & POOL - PLAYGROUND WAS CLEAR; POOL AREA WAS CLOSED & SECURED // PRIORITY LANDSCAPE WAS ONSITE
16:36PM: CHECKED TONKAWA PARK - PARK, FIELDS & PLAYGROUND WERE CLEAR; NO VEHICLES ONSITE
16:42PM: CHECKED TUMLINSON PARK & POOL - BASEBALL FIELD WAS IN USE; PARK WAS CLEAR; POOL AREA WAS CLOSED & SECURED
16:50PM: CHECKED WALKERHOUSE, COURTS & PAVILLION - WALKERHOUSE WAS SECURED; COURTS & PAVILLION WERE CLEAR
18:47PM: RECHECKED & SECURED JUMANO PARK GATE - PARK WAS CLEAR
18:55PM: RECHECKED APACHE PARK & POOL - POOL STAFF WAS ONSITE; PLAYGROUND WAS CLEAR
19:00PM: RECHECKED & SECURED TONKAWA PARK GATE - PARK WAS CLEAR
19:06PM: RECHECKED & SECURED TUMLINSON PARK GATE - PARK WAS CLEAR
19:15PM: RECHECKED & SECURED BIKE TRAIL PARK GATE - PARK WAS CLEAR
19:37PM: BASKETBALL COURTS IN USE
21:00PM: END TOUR OF DUTY @ BLOCKHOUSE MUD

Billy Ray Boggs
OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Minh Nguyen		DATE: 02/15/2024
TIME START: 1600	TIME ENDED: 2100	TOTAL TIME: 5 hrs
BEGINNING MILEAGE: 118645	ENDING MILEAGE: 118695	TOTAL MILEAGE: 50miles

Location	Violation	Violation	Violation

COMMENTS:

At 1618 hours Deputy conducted a security check at Tumlinson Park there a few people in the park there was nothing suspicious. Cleared at 1625 hours

At 1706 hours, Deputy conducted a security check at the Walker House the park was still opened there was nothing suspicious. Cleared at 1715

At 1830 hours, Deputy conducted a security check at Tumlinson Park. There still people playing baseball in the park. Deputy walked around the pool and the Walker House and made sure all the doors were locked Deputy waited for everyone to leave and locked the gate. Deputy drove over to the bike trail and locked the gate. Cleared at 1844 hours.

At 1845 hours, Deputy conducted a security check at Tonkawa Park. There was no vehicle in the parking lot. Deputy locked the gate Cleared at 1850 hours.

At 1851 hours, Deputy conducted a security check at Jumano trail. There were 2 vehicles in the parking lot. Deputy asked the owner to leave and locked the gate cleared at 1855 hours.

At 2015 hours Deputy conducted a security check at Block House ES. Deputy checked the front and the back did not see anything suspicious. Cleared 2020 hours

OFFICER'S SIGNATURE *Minh Nguyen #14660*

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Derrick Johnson #13763		DATE: 02/16/2024
TIME START: 14:00	TIME ENDED: 18:00	TOTAL TIME: 4
Begin Mileage:25305	Ending Mileage: 25324	Total Mileage: 19

Location	Violation	Location	Violation
3700 blk of Block House Dr	Speeding		

COMMENTS:

14:00hrs 10-41 patrol Blockhouse MUD.

14:22hrs Security check 4200 blk of Block house Dr.

14:55hrs Traffic stop 3700 blk of Block House Dr, Speeding

16:19hrs Security check at Tonkawa Park. No sign of criminal mischief.

16:25hrs Security check Tumlinson park. No sign of criminal mischief.

15:05hrs Security check Bike park, No sign of criminal history.

15:25hrs Security check at Jumano Park several cars in parking lot. No sign of trespassers or criminal mischief.

15:36hrs Security check at the Walker House No sign of burglary/criminal mischief.

16:10hrs Security check Apache park. No sign of damage to mailboxes, or criminal mischief to park area.

Walked the trail area behind the pool, no sign of campers or trash in the area.

16:23hrs Security check 16000 blk of Black Kettle Dr

17:20hrs Security check 3000 blk of Block house Dr.

18:45hrs Security check 800 blk of Luke Ln.

18:00hrs 10-42 Blockhouse patrol.

Derrick Johnson #13763

OFFICER'S SIGNATURE

Block House Creek M.U.D.

Daily Patrol Report

Name: Deputy James Polk #15343	Date:02/16/2024	
Time Start: 1830	Time Ended: 2230	Total Time: 0400
Beginning Mileage: 121671	Ending Mileage: 121707	Total Mileage: 36

Location	Violation	Violation	Violation

Comments:

- 1830: Being tour of Duty @ BlockHouse MUD
- 1835: Check Jumano Park
- 1845: Check Tonkawa Park – Park was cleared and the gate was secured.
- 1855: Check Bike Trail – Park was cleared and the gate was secured.
- 1900: Check Tumlinson Park and Pool – Park was cleared and the gate was secured.
- 1918: Check Jumano Park and there was vehicle parked in the park. I made contact with the owner and he advised he lost his keys in the park. I advised him I can lock up the gate and he can move the car in the morning and he agreed. The gate was secured.
- 1945: Rechecked Tonkawa Park- Gate was still secured.
- 2016: Recheck Jumano Park – Gate was still secured.
- 2044: Recheck Bike Trail and Tumlinson Park and Pool – Gate was still secured.
- 2100: Check Block House Ele school
- 2123: Recheck Jumano Park – Park was cleared and the gate was still secured
- 2148: Recheck Tonkawa Park – Park was cleared and the gate was still secured.
- 2210: Recheck Bike Trail – Park was cleared and the gate was still secured.
- 2215: Recheck Tumlinson Park and Pool – Park was cleared and the gate was still secured.
- 2230: End of Tour Of Duty @ Block House MUD

James Polk #15343

Block House Creek M.U.D.

Daily Patrol Report

Name: Deputy Bryson Mora #16249	Date:02/17/2024	
Time Start: 1700	Time Ended: 2300	Total Time: 600
Beginning Mileage: 86910	Ending Mileage: 86938	Total Mileage: 28

Location	Violation	Violation	Violation

Comments:

17:00 – Begin Tour of Duty

- 17:01 – Stepping Stone School check by, all clear.
- 17:45 – Tonkawa Park check by, all clear.
- 18:15 – Jumano Park check by, all clear.
- 18:25 – Apache Park check by, all clear.
- 18:30 – Tumlinson Park check by, all clear.
- 18:50 – Bike Trail Park check by, all clear.
- 19:15 – Bike Trail Park check by, locked gates, all clear.
- 19:22 – Tumlinson Park check by, locked gates, all clear.
- 19:26 – Tonkawa Park check by, locked gates, all clear.
- 19:33 – Jumano Park check by, locked gates, all clear.
- 20:30 - Jumano Park check by, all clear.
- 21:00 – Tonkawa Park check by, all clear.
- 21:05 – Walker House check by, all clear.
- 21:30 – Elementary school check by, all clear.
- 22:20 – Walker House check by.

22:30 – Bike Trail Park check by, all clear.

22:45 – Stepping Stone School check by, all clear.

23:00 – End Tour of Duty

Bryson Mora #16249

Block House Creek M.U.D.

Daily Patrol Report

Name: Deputy Case Winkler #15527	Date:02/18/2024	
Time Start: 1915	Time Ended: 2315	Total Time: 0400
Beginning Mileage: 64149	Ending Mileage: 64190	Total Mileage: 41

Location	Violation	Violation	Violation

Comments:

1915hrs Begin Tour of Duty

1925hrs Security Check Tumlinson Park. There were no vehicles parked in the parking lot. There were some people walking around on the trails. No issues observed.

1930hrs Security Check Bike Trail Park. No vehicles parked in parking lot. No one was riding around track. The gate was closed and locked upon my exit. No issues observed.

1940hrs Security Check Tonkawa Park. No vehicles parked in the parking lot. No one was playing on the playground, soccer field, or walking around on the track. The gate was closed and locked upon my exit. No issues observed.

2000hrs Security Check Jumano Park. No vehicles parked in the parking area in front of the gate. No vehicles parked in the park area. Observed no people in disc golf course. The gate to the garden and community center were locked and secured. The gate to the park was locked and secured. No issues observed.

2100hrs Security Check Apache park. No vehicles parked in parking lot. No People playing in playground. No issues observed.

2238hrs Security Check Walker House. All doors at Walker house secured. No issues observed.

2315hrs End Tour of Duty

Case Winkler #15527

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Detective John Bartlett #15235		DATE: 02-19-2024
TIME START: 1600 hours	TIME ENDED: 2100 hrs	TOTAL TIME: 5 hrs 00 min
BEGINNING MILEAGE: 100717	ENDING MILEAGE: 100761	TOTAL MILEAGE: 44 MILES

Location	Violation	Violation	Violation

COMMENTS:

16:00 PM: Begin Tour of Duty Blockhouse MUD

16:03 PM: Monitored Traffic on Scottsdale Dr, no major traffic issues observed.

16:29 PM: Neighborhood Check of Socorro Bend and surrounding neighborhoods.

16:47 PM: Neighborhood Check of Tumlinson Fort Dr and surrounding neighborhoods.

17:02 PM: Security Check of Walkerhouse, Pavilion, Courts and Trails – Walkerhouse and courts secure. || All Okay.

- Also checked Tumlinson Park, pool, playgrounds, and baseball field. Walked the trails from one side to the other. No issues observed.

17:28 PM: Neighborhood check of Armstrong Dr and surrounding neighborhoods.

17:43 PM: Neighborhood Check of Chardonnay Crossing and surrounding neighborhoods.

18:05 PM: Security Check of Jumano Park, back building || All Okay.

18:21 PM: Security Check of Tumlinson Park and pool. Gates locked. || All Okay.

18:34 PM: Security Check of the Bike Park. All clear and gates locked || All Okay

18:47 PM: Security Check of Tonkawa Park. Gates locked. || All Okay.

It should be noted that dusk was at 18:21 PM; however, all the parks except Tumlinson was in use. I had to wait for people to vacate each park. No issues, just informed residents of when the park closes to it being dark.

19:03 PM: Security Check of Jumano Park, Eagle Scouts using back building. Several vehicles were still in the main Jumano Park, I attempted to use my siren and have them come back to their vehicles, and waited for quite some time, but no one showed up. Also, there are several lights being put onto the frisbee golf goals. I left them in place, but need to get guidance on future lights, such as if it is Blockhouse MUD putting them up or random citizens. || All Okay.

19:28 PM: Neighborhood Check of Catalina Dr and surrounding neighborhoods.

19:39 PM: Neighborhood check of Black Kettle Dr and surrounding neighborhoods.

19:56 PM: Neighborhood check of Red Heron Dr and surrounding neighborhoods.

20:04 PM: Security Check of Walkerhouse, Pavilion, Courts and Trails – Walkerhouse and courts secure. || All Okay.

- Also checked Tumlinson Park, pool, playgrounds, and baseball field. Walked the trails from one side to the other. No issues observed.

20:34 PM: Neighborhood check of Susan Ln and surrounding neighborhoods.

20:51 PM: Security Check of Jumano Park, back building, Eagle Scouts were finishing up and leaving, had to ask another frisbee player to leave and the gates were locked. || All Okay.

21:00 PM: End Tour of duty.

John S. Bartlett #15235

OFFICER'S SIGNATURE

*****While conducting security checks, I am also checking gates and surrounding neighborhoods*****

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Derrick Johnson #13763		DATE: 02/20/2024
TIME START: 17:30 Begin Mileage: 22575	TIME ENDED: 23:30 Ending Mileage: 22597	TOTAL TIME: 6 Total Mileage: 22

Location	Violation	Location	Violation

COMMENTS: No major traffic violations observed during this shift. I monitored traffic throughout the community. I monitored various stop signs and looked for speeding vehicles within the neighborhood. No calls for service.

17:30hrs 10-41 patrol Blockhouse MUD.

17:32hrs Security check 4200 blk of Block house Dr.

17:39hrs Security check at Tonkawa Park. No sign of criminal mischief.

18:05hrs Security check 2100 blk of S Walker Dr

19:00hrs Security check at the bike park. Parking lot was clear. No sign of damage to bike ramps. Gates were locked.

19:08hrs Security check at Tonkawa Park. Gates were closed and locked.

19:25hrs Security check Jumano Park. Several vehicles in parking lot after dark. Contacted each vehicle owner and advised them of park closure. Gates were closed and locked.

19:30hrs Security check Tumlinson park. No sign of criminal mischief. Gates were closed and locked.

19:25hrs Security check at Jumano Park several cars in parking lot. No sign of trespassers or criminal mischief.

19:36hrs Security check at the Walker House No sign of burglary/criminal mischief.

20:40hrs Security check Apache park. No sign of damage to mailboxes, or criminal mischief to park area.

21:20hrs Security check 16000 blk of Black Kettle Dr

21:54hrs Security check 3000 blk of Block house Dr.

22:15hrs Security check 2500 blk of soccoro Bend.

23:00hrs Security check 2400 blk of Greenlee Dr.

23:30hrs 10-42 Blockhouse patrol.

Derrick Johnson #13763
OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Billy Ray Boggs #4308		DATE: 02-21-2024
TIME START: 18:00PM	TIME ENDED: 21:00PM	TOTAL TIME: 3 HRS
BEGINNING MILEAGE: 40940	ENDING MILEAGE: 40961	TOTAL MILEAGE: 21

Location	Violation	Violation	Violation

COMMENTS: **WORKED ONLY 3 HRS DUE TO IN-SERVICE SCHOOL**
18:00PM: BEGIN TOUR OF DUTY @ BLOCKHOUSE MUD
18:05PM: CHECKED BIKE TRAIL PARK - PARK WAS CLEAR / UNOCCUPIED
18:06PM: CHECKED WALKERHOUSE, COURTS & PAVILLION - COURTS & PAVILLION WERE CLEAR / NOT IN USE; WALKERHOUSE WAS SECURED
18:50PM: CHECKED BH ELEM SCHOOL & PORTABLE BUILDING - ALL APPEARED GOOD
18:58PM: CHECKED & SECURED JUMANO PARK GATES - NO VEHICLES ON PREMISES; INTERIOR CHAINLINK GATES WERE SECURED
19:04PM: CHECKED APACHE PARK & POOL - PARK AREA WAS CLEAR; POOL OPEN WITH STAFF ONSITE
19:08PM: CHECKED & SECURED TONKAWA PARK GATE - PARK WAS CLEAR & NO VEHICLES WERE ON PREMISES
19:14PM: CHECKED & SECURED TUMLINSON PARK GATE - NO VEHICLES ON PREMISES & PARK WAS CLEAR; POOL AREA WAS NOT SECURED - FOUND ENTRANCE GATE PROPPED OPEN WITH A LARGE ROCK, FOUND OFFICE DOOR PROPPED OPEN WITH A PIECE OF WHITE PAINTED 2X4 BLOCK, FOUND MENS RESTROOM DOOR UNSECURED, FOUND PUMP ROOM DOOR UNSECURED - ALL AREAS MENTIONED WERE ACCESSIBLE; I DID SECURE ALL OPEN / UNSECURED DOORS AND GATES
19:35PM: RECHECKED & SECURED BIKE TRAIL PARK GATE - NO VEHICLES ON PREMISES
21:00PM: END TOUR OF DUTY @ BLOCKHOUSE MUD

Billy Ray Boggs
 OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Antonio Lovato #11316		DATE: 02-23-2024
TIME START: 0356	TIME ENDED: 0956	TOTAL TIME: 6
BEGINNING MILEAGE: 109881	ENDING MILEAGE: 109948	TOTAL MILEAGE: 67

Location	Violation	Violation	Violation

COMMENTS:

0356hrs Begin Tour of Duty.
 0428hrs Security Check Bike Trail Park. The gate to the park was locked and secured. No vehicles parked in the parking lot. No one riding on the trails. No issues observed.
 0442hrs Security Check Apache Park. No vehicles parked in the parking lot. No one playing on the playground or in the pool area. No issues observed.
 0518hrs Security Check Jumano Park. No vehicles parked in the parking area in front of the gate. The gate was locked and secured. No vehicles parked in the parking area. No issues observed.
 0539hrs Security Check Tonkawa Park. The gate to the park was locked and secured. No vehicles parked in the parking lot. No one in the park. No issues observed.
 0604hrs Security Check Tumlinson Park. As I was pulling up they were unlocking the gate. No vehicles were parked in the parking lot. No one was seen in the park. No vehicles parked in the parking lot. No issues observed.
 0700hrs School Zone Enforcement on Creek Run. No traffic violations were observed.
 0748hrs Security Check Jumano Park. There was a vehicle parked in the parking area in front of the gate. The gate was open. There were a couple of people walking around on the trails. no issues observed.
 0809hrs Security Check Apache Park. No vehicles parked in the parking lot. No one playing on the playground or in the pool area. No issues observed.
 0839hrs Security Check Tonkawa Park. The gate to the park was open. No vehicles parked in the parking lot. There was a lady walking her dog around on the track. No issues observed.
 0906hrs Security Check Tumlinson Park. No vehicles parked in the parking lot. There were a few people walking around on the trails. No issues observed.
 0921hrs Security Check Bike Trail Park. The gate was open. No vehicles parked in the parking lot. No one riding around on the track. No issues observed.
 0956hrs End Tour of Duty.

Antonio L. Lovato #11316

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Minh Nguyen		DATE: 02/23/2024
TIME START: 1600	TIME ENDED: 2200	TOTAL TIME: 6 hrs
BEGINNING MILEAGE: 119476	ENDING MILEAGE: 119529	TOTAL MILEAGE: 53miles

Location	Violation	Violation	Violation

COMMENTS:

At 1613 hours Deputy conducted a security check at Tumlinson Park there a few people in the park there was nothing suspicious. Cleared at 1618 hours

At 1712 hours, Deputy conducted a security check at the Walker House the park was still opened there was nothing suspicious. Cleared at 1718

At 1800 hours, Deputy was dispatched a directed patrol call at 3400 blk Merlot Cv due to some threats that were made to a resident in the area. Deputy arrived and checked the area, Deputy did not see anything suspicious. Cleared at 1820 hours. WCSO event# 2024057431

At 1844 hours, Deputy conducted a security check at Tumlinson Park. There still people playing baseball in the park. Deputy walked around the pool and the Walker House and made sure all the doors were locked Deputy waited for everyone to leave and locked the gate. Deputy drove over to the bike trail and locked the gate. Cleared at 1858 hours.

At 1900 hours, Deputy conducted a security check at Tonkawa Park. There was no vehicle in the parking lot. Deputy locked the gate Cleared at 1908 hours.

At 1909 hours, Deputy conducted a security check at Jumano trail. There was no vehicle in the parking lot. Deputy locked the gate cleared at 1913 hours.

At 2015 hours Deputy conducted a security check at Apache Park. Deputy did not see anything suspicious. Cleared 2020 hours

At 2121 hours, Deputy conducted a security check at Block House ES. Deputy checked front and rear parking lot and did not see anything suspicious. Cleared at 2130 hours.

OFFICER'S SIGNATURE *Minh Nguyen #14660*

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Minh Nguyen		DATE: 02/24/2024
TIME START: 1900	TIME ENDED: 0000	TOTAL TIME: 5 hrs
BEGINNING MILEAGE: 119529	ENDING MILEAGE: 119609	TOTAL MILEAGE: 68miles

Location	Violation	Violation	Violation

COMMENTS:

At 1902 hours, Deputy was dispatched to Directed Patrol call at 3400 blk Merlot CV due to threats that were made to a resident in the area. Deputy checked the area and did not see anything suspicious. Cleared at 1905 WCSO event #2024058463.

At 1906 hours, Deputy conducted a security check at Tumlinson Park. There still people playing baseball in the park. Deputy walked around the pool and the Walker House and made sure all the doors were locked Deputy waited for everyone to leave and locked the gate. Deputy drives over to the bike trail and locked the gate. Cleared at 1928 hours.

At 1930 hours Deputy was dispatched to a welfare call at 800 blk Luke Ln in reference to a possible child abuse. Deputy arrived on scene and attempted to make contact with the resident but no one answered the door. See WCSO event #2024058549 for more info. Cleared at 1939 hours

At 1940 hours, Deputy conducted a security check at Tonkawa Park. There was no vehicle in the parking lot. Deputy locked the gate Cleared at 1943 hours.

At 1945 hours, Deputy conducted a security check at Jumano trail. There was no vehicle in the parking lot. Deputy locked the gate cleared at 1950 hours.

At 2019 hours, Deputy conducted a security check at the Walker House there was still vehicle in the parking lot Deputy did not see anything suspicious. Cleared at 2023 hours

At 2327 hours Deputy conducted a security check at Block House ES. Deputy checked the front and the back did not see anything suspicious. Cleared 2332 hours

OFFICER'S SIGNATURE *Minh Nguyen #14660*

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Derrick Johnson #13763		DATE: 02/27/2024
TIME START: 19:00 Begin Mileage:26116	TIME ENDED: 23:00 Ending Mileage: 26131	TOTAL TIME: 4 Total Mileage: 15

Location	Violation	Location	Violation

COMMENTS: No major traffic violations observed during this shift. I monitored traffic throughout the community. I monitored various stop signs and looked for speeding vehicles within the neighborhood.

19:00hrs 10-41 patrol Blockhouse MUD.

19:05hrs Security check Jumano Park. Several vehicles in parking lot after dark. Contacted each vehicle owner and advised them of park closure. Gates were closed and locked.

19:09hrs Security check at Tonkawa Park. Gates were closed and locked.

19:12hrs Security check at the bike park. Parking lot was clear. No sign of damage to bike ramps. Gates

19:17hrs Security check Tumlinson park. No sign of criminal mischief. Gates were closed and locked were locked.

20:45hrs Security check at the Walker House parking lot. Several cars in the parking lot and people at the recreation courts.

21:11hrs Security check Apache park. No sign of damage to mailboxes, or criminal mischief to park area.

21:32hrs Security check 4200 blk of Block house Dr.

22:39hrs Security check at Tonkawa Park. No sign of criminal mischief.

23:55hrs Security check Tumlinson fort Dr.

23:00hrs 10-42 Blockhouse patrol.

Derrick Johnson #13763
OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Antonio Lovato #11316		DATE: 02-28-2024
TIME START: 1545	TIME ENDED: 2100	TOTAL TIME: 5.25
BEGINNING MILEAGE: 28550	ENDING MILEAGE: 28577	TOTAL MILEAGE: 27

Location	Violation	Violation	Violation

COMMENTS:

1545hrs Begin Tour of Duty.

1607hrs Security Check Apache Park. No vehicles parked in the parking lot. No one playing on the playground or in the pool area. No issues observed.

1635hrs Security Check Jumano Park. No vehicles parked in the parking area in front of the gate. No vehicles parked in the park. No one seen playing on the disc golf park or walking around on the trails. No issues observed.

1739hrs Security Check Tonkawa Park. There were several vehicles parked in the parking lot. There was a baseball team getting ready to practice on the North Field. No issues observed.

1800-2045hrs Walker House Board Meeting.

2100hrs End Tour of Duty.

Antonio L. Lovato #11316

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Billy Ray Boggs #4308		DATE: 02-28-2024
TIME START: 16:00PM	TIME ENDED: 21:00PM	TOTAL TIME: 5 HRS
BEGINNING MILEAGE: 41219	ENDING MILEAGE: 41243	TOTAL MILEAGE: 24

Location	Violation	Violation	Violation

COMMENTS:

16:00PM: BEGIN TOUR OF DUTY @ BLOCKHOUSE MUD
 16:00PM-16:15PM: STOPPED BY THE RESIDENCE (DIRECTED PATROL) IN THE 3400-BLK OF MELOT CV AND SPOKE TO THE HOMEOWNERS, UPDATING THEM ON THE STATUS OF THE SUSPECT - SUSPECT IS STILL CURRENTLY INCARCERATED AT WCSO-JAIL - ALL OKAY @ RESIDENCE
 16:20PM: CHECKED APACHE PARK & POOL - PARK WAS CLEAR
 16:32PM-17:13PM: P/S CALL REF ACCIDENT-PRIOR IN WINSLOW DR - SPOKE WITH CALLER AND DIRECTED HIM ON HOW TO OBTAIN / COMPLETE A CR-2 COLLISION REPORT, DUE TO HIM AND THE OTHER DRIVER ALREADY HAVING EXCHANGED INFORMATION - EVENT# 2024063034
 17:15PM: CHECKED JUMANO PARK - DEPUTY LOVATO WAS ONSITE. ONLY A COUPLE OF VEHICLES ARRIVED TO PLAY DISC GOLF; INTERIOR GATES WERE CLOSED & SECURED
 17:39PM: CHECKED BH ELEM SCHOOL - STAFF / PARENTS ONSITE - ALL WAS OKAY
 17:43PM: CHECKED BY WALKERHOUSE - BOARD MEMBERS ONSITE FOR MUD MEETING; COURTS & PAVILLION WERE CLEAR
 17:46PM: CHECKED BIKE TRAIL PARK - PARK WAS CLEAR
 17:49PM: CHECKED TUMLINSON PARK & POOL - PARK BASEBALL FIELD & PARK AREA IN FRONT OF BASEBALL FIELD WERE IN USE FOR BASEBALL PRACTICE; POOL AREA WAS SECURED
 17:53PM: CHECKED TONKAWA PARK - NORTHEAST FIELD WAS IN USE FOR BASEBALL PRACTICE; SOUTHWEST FIELD WAS CLEAR
 18:21PM-18:36PM: MISSING PERSON / JUVENILE AT RISK - 1100-BLK CHARDONNAY XING - 12YOA FEMALE - ASST'D PATROL CHECKING LOCATIONS IN THE AREA - 12YO RETURNED HOME - CALL REFERRED TO DISTRICT PATROL UNIT - EVENT# 2024063149 - NR
 18:40PM: RECHECKED APACHE PARK & POOL - POOL STAFF ONSITE / PARK WAS CLEAR
 18:47PM: RECHECKED JUMANO PARK - SCOUT MEETING IN PROGRESS @ FACILITY; WILL CHECK ON THE GATES ONCE MEETING IS CONCLUDED
 18:53PM: RECHECKED & SECURED TONKAWA PARK GATES - PARK WAS CLEAR
 18:57PM: RECHECKED & SECURED TUMLINSON PARK GATES - PARK WAS CLEAR
 19:14PM: RECHECKED & SECURED BIKE TRAIL PARK GATES - PARK WAS CLEAR
 20:50PM: RECHECKED & SECURED JUMANO PARK GATES - SCOUTS SECURED INTERIOR CHAINLINK GATE TO FACILITY; PARK WAS CLEAR
 21:00PM: END TOUR OF DUTY @ BLOCKHOUSE MUD

Billy Ray Boggs

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Derrick Johnson #13763		DATE:02/29/2024
TIME START: 10:00 Begin Mileage:26205	TIME ENDED: 14:00 Ending Mileage: 26218	TOTAL TIME: 4 Total Mileage: 13

Location	Violation	Location	Violation

COMMENTS: No major traffic violations observed during this shift. I monitored traffic throughout the community. I monitored various stop signs and looked for speeding vehicles within the neighborhood.

10:00hrs 10-41 patrol Blockhouse MUD.

10:09hrs Security check at Tonkawa Park. No sign of criminal mischief.

10:15hrs Security check Tumlinson park. No sign of criminal mischief.

11:00hrs Security check at the bike park, no sign of criminal mischief.

12:45hrs Security check at Jumano Park several cars in parking lot. No sign of trespassers or criminal mischief. No sign of vehicles being burglarized.

12:56hrs Security check at the Walker House No sign of burglary/criminal mischief.

13:10hrs Security check Apache park. No sign of damage to mailboxes, or criminal mischief to park area.

13:23hrs Security check 16000 blk of Black Kettle Dr.

13:30hrs Security check 3000 blk of Block house Dr.

13:35hrs Security check 1500 blk of Scottsdale Dr.

14:00hrs 10-42 Blockhouse patrol.

Derrick Johnson #13763

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Minh Nguyen		DATE: 02/29/2024
TIME START: 1700	TIME ENDED: 2200	TOTAL TIME: 5 hrs
BEGINNING MILEAGE: 120084	ENDING MILEAGE: 120133	TOTAL MILEAGE: 49miles

Location	Violation	Violation	Violation

COMMENTS:

At 1717 hours Deputy conducted a security check at Tumlinson Park there a few people in the park there was nothing suspicious. Cleared at 1721 hours

At 1812 hours, Deputy conducted a security check at the Walker House the park was still opened there was nothing suspicious. Cleared at 1819 hours

At 1848 hours, Deputy conducted a security check at Tumlinson Park. There still people playing baseball in the park. Deputy walked around the pool and the Walker House and made sure all the doors were locked Deputy waited for everyone to leave and locked the gate. Deputy drove over to the bike trail and locked the gate. Cleared at 1902 hours.

At 1903 hours, Deputy conducted a security check at Tonkawa Park. There was no vehicle in the parking lot. Deputy locked the gate Cleared at 1908 hours.

At 1910 hours, Deputy conducted a security check at Jumano trail. There was no vehicle in the parking lot. Deputy asked the owner to leave and locked the gate cleared at 1915 hours.

At 2010 hours Deputy conducted a security check at Apache Park. Deputy did not see anything suspicious. Cleared at 2012 hours

At 2121 hours Deputy conducted a security check at Block House ES. Deputy checked the front and the back did not see anything suspicious. Cleared 2130 hours

OFFICER'S SIGNATURE *Minh Nguyen #14660*



Premier Recreation Management Services, LLC

1822 Lloydminister Way, Cedar Park, TX 78613

E-mail Marc@premierrecreation.net Office phone 512-591-0194

March 20, 2024

Ursela Logn

President

Blockhoue Creek M.U.D.

R.E. Pool Management Report

Dear Mrs. Logan,

Pool Report

- No major injuries or accidents during February or March.
- Apache is open Monday, Wednesday and Fridays 5-9pm. And Saturday and Sundays 12:00pm – 5:00pm.
- No pump room issues this month at Apache.
- Premier Recreation is continuing to hire and train lifeguards and swim instructors in preparation for summer programming.
- Premier Recreation has begun cleaning both Apache and Tumlinson on a daily basis.
- Repairs at the Tumlinson pool have made cleaning a bit difficult as the water level is below the skimmer line. The suction for the skimmers has been cut off to allow for circulation and chemical balance until plumbing repairs are complete and the pool is full again.
- Chemical levels have remained in proper limits.
- Premier Recreation is working with the OA to host 2 movie nights, The first one will be a family movie night on June 8th showing “The Little Mermaid” and the 2nd movie will be a teen night in July showing “Jaws”

Marc

Shift Reports – Apache Pool

Submitted	Content
02/21/24 @ 08:53PM	Awesome weather today for the shift. Tarped pool, cleaned pool and deck, locked up and clocked out
02/23/24 @ 09:04PM	Great day of weather brought allot of people to enjoy the pool. Nothing to report
02/25/24 @ 05:18PM	Good shift. More patrons than usual took them a little past 5pm to clear out. Left tarps off due to warmer temps and later than usual closing. No issues. Cleaned up, locked up, clocked out.
02/26/24 @ 09:02PM	Great day of weather brought allot of people to enjoy the pool. Nothing to report
02/28/24 @ 09:06PM	Normal shift. Tarped pool, cleaned pool and deck, locked up and clocked out
03/01/24 @ 09:06PM	Normal shift. Tarped pool, cleaned pool and deck, locked up and clocked out
03/04/24 @ 09:05PM	Good day of weather brought allot of people to enjoy the pool. Nothing to report
03/06/24 @ 09:00PM	Awesome weather today for the shift. Tarped pool, cleaned pool and deck, locked up and clocked out
03/08/24 @ 09:07PM	Many families came in and swam with their kids, slowed down at night time when temp dropped and wind picked up. Did the best we could cleaning leaves out of pool locked up and clocked out.
03/11/24 @ 09:08PM	Another Awesome weather day today for the shift. Tarped pool, cleaned pool and deck, locked up and clocked out
03/13/24 @ 09:11PM	One of our most patroned day of the year, great weather and day. Nothing to report
03/15/24 @ 09:14PM	Normal shift. Tarped pool, cleaned pool and deck, locked up and clocked out
03/18/24 @ 09:10PM	Good shift. Tarped pool, cleaned pool and deck, locked up and clocked out

Chemical Records

Date	Time	Submitted By	Chlorine	pH	Patron Count
2/21/2024	05:19pm	Gallegos, Cris	3	7.4	4
2/21/2024	06:55pm	Gallegos, Cris	3	7.4	1
2/21/2024	07:57pm	Gallegos, Cris	3	7.4	1
2/21/2024	08:52pm	Gallegos, Cris	3	7.4	0
2/23/2024	05:41pm	Gallegos, Cris	3	7.4	11
2/23/2024	07:00pm	Gallegos, Cris	3	7.4	4
2/23/2024	07:57pm	Gallegos, Cris	3	7.4	0
2/25/2024	12:07pm	Pepperell, Lorelei	2	7.4	1
2/26/2024	05:29pm	Gallegos, Cris	3	7.4	9
2/26/2024	06:52pm	Gallegos, Cris	3	7.4	0
2/26/2024	08:14pm	Gallegos, Cris	3	7.4	0
2/28/2024	06:07pm	Pepperell, Lorelei	3	7.2	1
2/28/2024	07:03pm	Gallegos, Cris	3	7.2	1
2/28/2024	08:07pm	Gallegos, Cris	3	7.2	0
3/1/2024	04:59pm	Pepperell, Lorelei	3	7.2	1
3/1/2024	07:10pm	Gallegos, Cris	3	7.2	1
3/1/2024	08:44pm	Gallegos, Cris	3	7.2	1
3/4/2024	06:06pm	Gallegos, Cris	3	7.4	7
3/4/2024	07:25pm	Gallegos, Cris	3	7.4	2
3/4/2024	08:21pm	Pepperell, Lorelei	3	7.4	0
3/6/2024	05:10pm	Pepperell, Lorelei	2	7.4	8
3/6/2024	06:10pm	Gallegos, Cris	3	7.2	8
3/6/2024	08:35pm	Gallegos, Cris	3	7.2	0
3/8/2024	05:13pm	Pepperell, Lorelei	2	7.5	18
3/8/2024	06:58pm	Pepperell, Lorelei	2	7.5	0
3/10/2024	12:01pm	Pepperell, Lorelei	2	7.5	1
3/11/2024	05:17pm	Gallegos, Cris	3	7.4	18
3/11/2024	06:08pm	Gallegos, Cris	3	7.4	25
3/11/2024	08:01pm	Vara, Daryl	2	7.4	1
3/11/2024	08:52pm	Gallegos, Cris	3	7.4	3
3/13/2024	05:09pm	Pepperell, Lorelei	2	7.3	8
3/13/2024	06:38pm	Gallegos, Cris	2	7.4	28
3/13/2024	07:50pm	Gallegos, Cris	2	7.4	20
3/13/2024	08:35pm	Gallegos, Cris	3	7.4	1
3/15/2024	06:07pm	Gallegos, Cris	5	7.6	1
3/15/2024	07:07pm	Gallegos, Cris	5	7.6	0
3/16/2024	12:03pm	Pepperell, Lorelei	5	7.4	0

3/17/2024	12:10pm	Pepperell, Lorelei	2	7.5	0
3/18/2024	05:17pm	Pepperell, Lorelei	1	7.4	2
3/18/2024	06:42pm	Pepperell, Lorelei	5	7.6	2
3/18/2024	07:52pm	Gallegos, Cris	5	7.6	1



Monthly Report		Block House MUD
Report Period: 3/4/24 - 3/31/24		
Common Area Maintenance		
The park areas, entrances, medians, and/or easements received regular maintenance (including weed control, litter control, mowing, string trimming, tree trimming and shrub pruning) on the following dates:		
Weekly services began March 1, 2024		
Week of March 4th	Services performed during maintenance visit	
Crews completed the standard maintenance tasks such as mowing and string-trimming of the District as per the contract.		
Completed Annual ant control application		
Blow leaves and debris from Luther Chance outfield deck		
Irrigation has been turned back on.		
Continued cutbacks as needed, including the pampas grass in Comanche Park		
Infield maintenance		
Removed fort behind Hutton Ln		
Week of March 11th	Services to be performed during maintenance visit	
Crews completed the standard maintenance tasks such as mowing and string-trimming of the District as per the contract.		
Bed cleanup and weed control		
Blow leaves and debris from Luther Chance outfield deck		
Continue leaf cleanup from spring leaf drop		
Week of March 18th	Services to be performed during maintenance visit	
Crews scheduled to complete the standard maintenance tasks such as mowing and string-trimming of the District as per the contract.		
Continue property cleanup of falling leaves and perennial cleanup (cleanup of liriopse and removal of flowers)		
Crape Myrtle trimming for shaping		
Luther Chance Infield care and weed control		
Week of March 25th	Services to be performed during maintenance visit	
Crews scheduled to complete the standard maintenance tasks such as mowing and string-trimming of the District as per the contract.		
Blow leaves and debris from Luther Chance outfield deck		
Prep seasonal color beds for install in early April		
Luther Chance Infield care and weed control		



PRIORITY LANDSCAPES
MAKING YOU OUR PRIORITY

Clearing of Right of Way, between NFM and Block House Elementary

Date 3/20/2024

Customer Block House MUD | 2600 S Block House Dr | Leander, TX 78641

Property Block House MUD | 2600 S Block House Dr. | Leander, TX 78641

PO #

Creek Run ROW

We propose to enhance the aesthetics and cleanliness of the Creek Run area adjacent to the NFM site by performing the following tasks:

1. **Mowing and Weed Eating:** We will mow and weed-eat a 2'-3' strip along and immediately behind the concrete curb area on the south side of Creek Run.
2. **Debris Removal:** Our team will remove trash, broken limbs, saw-cut limbs, and other debris from the mow strip described above up to the common fence/property line between the District and the NFM site.
3. **Underbrush Preservation:** We will leave the underbrush in the designated trash removal area to maintain visual separation between Creek Run and the NFM site.
4. **Continued Maintenance:** We will also continue the maintenance of the existing 2'-3' mow strip along the south curb of Creek Run, extending across the area that abuts the Knight Tract between the NFM site and South Block House Drive.

Landscape Clean-up Services

Items	Quantity
Labor, Material and Disposal	1.00

Maintain Area

Items	Quantity
Maintenance of area for remaining fiscal year.	1.00

PROJECT SUBTOTAL: \$12,060.00
SALES TAX: \$0.00
PROJECT TOTAL: \$12,060.00

Terms & Conditions

By Tripp Hamby

Tripp Hamby

Date 3/20/2024

Priority Landscapes

By _____

Date _____

Block House MUD

CONTRACT ADDENDUM

This Contract Addendum ("Addendum") is incorporated into the attached Proposal 3587 (the "Contract") between Priority Landscapes, LLC ("Contractor") and Block House Municipal Utility District (the "District"). If there is any conflict between the terms of the attached Contract and this Addendum, the terms of this Addendum will control.

1. Interested Parties. Contractor acknowledges that Texas Government Code Section 2252.908 (as amended, "Section 2252.908") requires disclosure of certain matters by contractors entering into a contract with a local government entity such as the District. Contractor confirms that it has reviewed Section 2252.908 and, if required to do so, will (1) complete a Form 1295, using the unique identification number specified on page 1 of the Contract, and electronically file it with the Texas Ethics Commission ("TEC"); and (2) submit the signed Form 1295, including the certification of filing number of the Form 1295 with the TEC, to the District at the same time Contractor executes and submits the Contract to the District. Form 1295s are available on the TEC's website at <https://www.ethics.state.tx.us/filinginfo/1295/>. The Contract is not effective until the requirements listed above are satisfied and any approval or award of the Contract by the District is expressly made contingent upon Contractor's compliance with these requirements. **The signed Form 1295 may be submitted to the District in an electronic format.**

2. Conflicts of Interest. Contractor acknowledges that Texas Local Government Code Chapter 176 (as amended, "Chapter 176") requires the disclosure of certain matters by contractors doing business with or proposing to do business with local government entities such as the District. Contractor confirms that it has reviewed Chapter 176 and, if required to do so, will complete and return Form CIQ promulgated by the TEC, which is available on the TEC's website at <https://www.ethics.state.tx.us/forms/conflict/>, within seven days of the date of submitting the Contract to the District or within seven days of becoming aware of a matter that requires disclosure under Chapter 176, whichever is applicable.

3. Verification Under Chapter 2271, Texas Government Code. If required under Chapter 2271 of the Texas Government Code (as amended, "Chapter 2271"), Contractor represents and warrants that, at the time of execution and delivery of the Contract, neither Contractor, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Contractor that exist to make a profit, boycott Israel or will boycott Israel during the term of the Contract, or are companies that are identified on a list prepared and maintained by the Texas Comptroller of Public Accounts (the "Comptroller") described in Subchapter B of Chapter 808 of the Texas Government Code and posted on the Comptroller's internet website at:

<https://comptroller.texas.gov/purchasing/publications/divestment.php>

The foregoing verification is made solely to comply with Chapter 2271, to the extent such Chapter does not contravene applicable Federal law. As used in the foregoing verification, "boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. Contractor understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with Contractor.

4. Verification Under Subchapter F, Chapter 2252, Texas Government Code. For purposes of Subchapter F of Chapter 2252 of the Texas Government Code (as amended, "Subchapter F"), Contractor represents and warrants that, neither Contractor, nor any wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of Contractor that exist to make a profit, are companies identified on a list prepared and maintained by the Texas Comptroller of Public Accounts (the "Comptroller") described within Subchapter F and posted on the Comptroller's internet website at:

<https://comptroller.texas.gov/purchasing/publications/divestment.php>

The foregoing representation is made solely to comply with Subchapter F, to the extent such subchapter does not contravene applicable Federal law, and excludes companies that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan, Iran, or a foreign

terrorist organization. Contractor understands "affiliate" to mean any entity that controls, is controlled by, or is under common control with Contractor.

5. Verification Under Chapter 2274, Texas Government Code, Relating to Contracts with Companies that Discriminate Against the Firearm and Ammunition Industries. If required under Chapter 2274, Contractor represents and warrants that, at the time of execution and delivery of the Contract, neither Contractor, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Contractor that exists to make a profit, have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association or will discriminate during the term of the Contract against a firearm entity or firearm trade association. The foregoing verification is made solely to comply with Chapter 2274. As used in the foregoing verification, the terms "discriminate against a firearm entity," "firearm entity," and "firearm trade association" have the meanings ascribed to them in Section 2274.001 of the Texas Government Code.

6. Verification Under Chapter 2276, Texas Government Code, Relating to Contracts With Companies Boycotting Certain Energy Companies. If required under Chapter 2276 of the Texas Government Code (as amended, "*Chapter 2276*"), Contractor represents and warrants that, at the time of execution and delivery of the Contract, neither Contractor, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Contractor that exists to make a profit, boycott energy companies or will boycott energy companies during the term of the Contract, or are companies that are identified on a list prepared and maintained by the Texas Comptroller of Public Accounts (the "*Comptroller*") described in Subchapter B of Chapter 809 of the Texas Government Code and posted on the Comptroller's internet website at

<https://comptroller.texas.gov/purchasing/publications/divestment.php>

The foregoing verification is made solely to comply with Chapter 2276. As used in the foregoing verification, "boycott energy companies" means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company: (1) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law or (2) does business with a company described in the preceding section (1).



2600 S Block House Drive
Leander, TX 78641

To: Block House MUD
From: GM Lisa Sandoval
Subject: Amenities Subcommittee Meeting
Date: Monday, March 11, 2024

Attendees: Amy Earls, Lisa Sandoval, Director Young, Director Logan

- Tumlinson pool slides need to be repainted:
 - Travis doesn't want to paint fiberglass; he feels a professional should handle this job so that it is completed correctly and under warranty
 - we have a proposal from Pro Aquatics for outside of the slide - \$26,000
 - we can refurbish the inside of the slides, which should be maintained and managed every 3-7 years - \$20,000
 - The total from ProAquatics is roughly \$45-64,000
 - We can pull a proposal for Splashtastic since these were their original slides.
 - Do we want to tackle this year? Or push it out to the next fiscal year?
 - Director Logan suggests pushing it off to the next FY- 2025.
 - Let's get this data into Spyglass

- Director Logan – who is repairing the stairs?
 - GM - DigDug and Precision Welding.

- Mid-June/July, let's discuss this item as a budget for the next fiscal year



2600 S Block House Drive
Leander, TX 7864

To: Block House MUD
From: GM Lisa Sandoval
Subject: Amenities/Security Meeting
Date: Friday, March 1, 2024

Attendees: Lisa Sandoval, Amy Earls, Director Logan and Director Young

- Deputy Lovato, who is in SWAT training today, will not attend this meeting.
- In the sports court security system, Brivo, when you enter the courts and press the exit button, if you lose power, that button doesn't work, and people are locked inside the sports court.
 - Sagamore fence had a push button you could use at \$400 each, so Lisa approved the installation of these.
 - Approved by Subcommittee on 3/1/24

Standing item

- gates and towing will be on the amenities agenda to be discussed once a month
 - GM contacted Trinity Towing, asking them to audit and update all signs in the district (March and April)



2600 S Block House Drive
Leander, TX 78641

To: Block House MUD
From: GM Lisa Sandoval
Subject: PR/Communications Meeting
Date: Tuesday, January 10, 2024

Attendees: Lisa Sandoval, Amy Earls, Director Young, and Director Roberts

Communications

GM update:

- Amy and I have sent out the March newsletter
- it's on social media and the website, and Ben sent it out in an email through UMS
- currently working on the April newsletter
- We have not had the opportunity to find a subcontractor yet, so I will be pushing out the April newsletter with hopes of being finished by March 26
- I will work on one particular news item from the RC subcommittee, but I won't discuss it due to the walking quorum. That will be our main feature for April.

Director Roberts –

- when writing in the newsletter, let's state "IT" instead of we, and say "MUD board of directors" have approved instead of we.
- please reach out to AWDB to see if they have knowledge and would help with Newsletters
- for future Newsletters, let's encourage in a positive way that the value of your home will depend on how you maintain it
- maybe we could place some articles in the newsletter - take pride in Block House by keeping homes pretty

Special Events

GM Update

- Community-wide garage sale April 6 - advertised on social media and website (banners will be placed in the district at all three entrances)
- Spring Bulk Trash Drop off April 13 from 9 am - 1'pm – advertised on social media and the website (banners will be placed in the district at all three entrances)
- Town Hall/Safety Day April 13, from 1 - 3- Amy is working on Canva for this

OA

GM update

- On the 11th, we sat with the entire OA board and had a great lunch meeting
- We are working with the OA board on upcoming events like July 4, back school bash, and pool movie events.
- We are currently working with them on having co-ownership of the ESign
- RowCal is their new property management company for the homes in the OA; we've been given their contact information

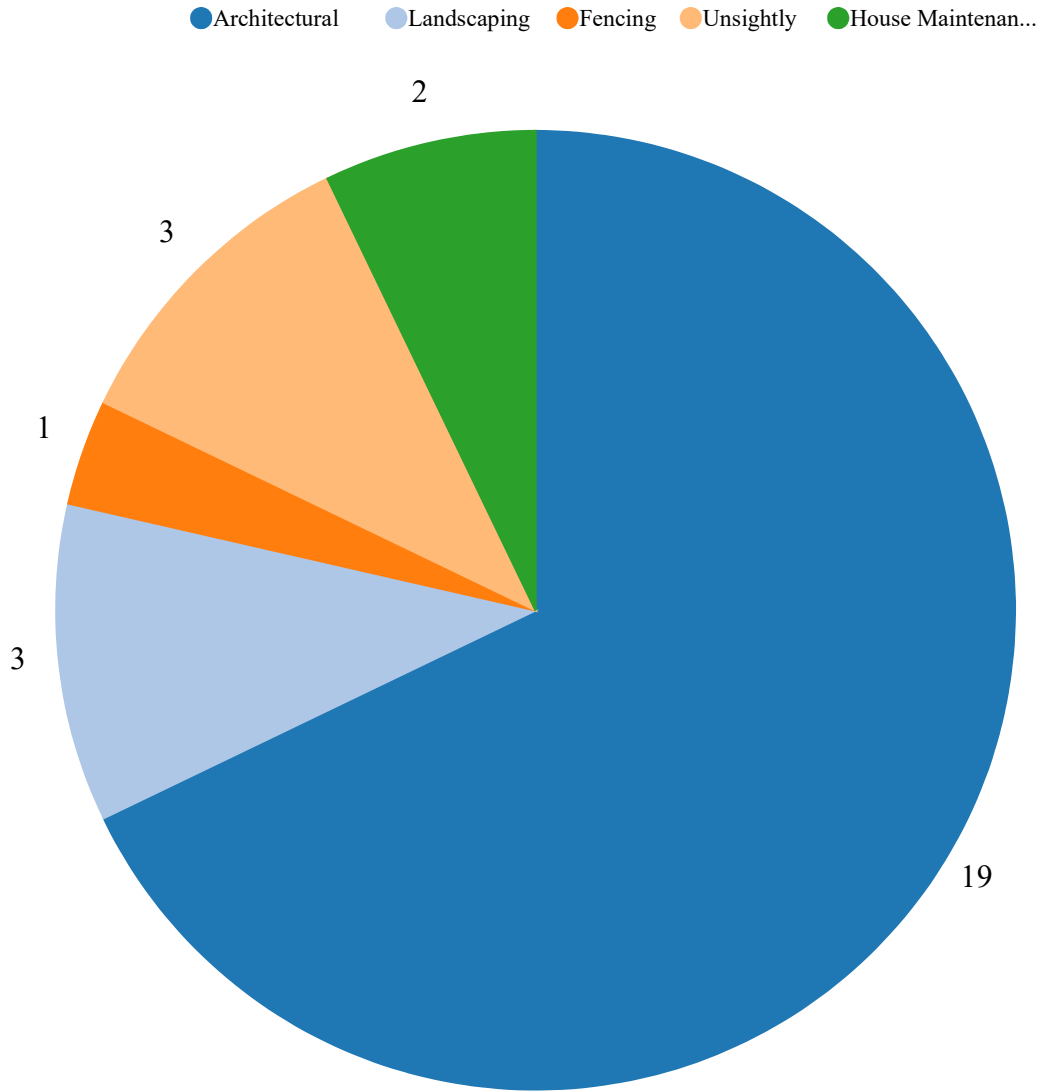
AGENDA ITEM #9

Block House MUD Community Compliance Report 3-20-24

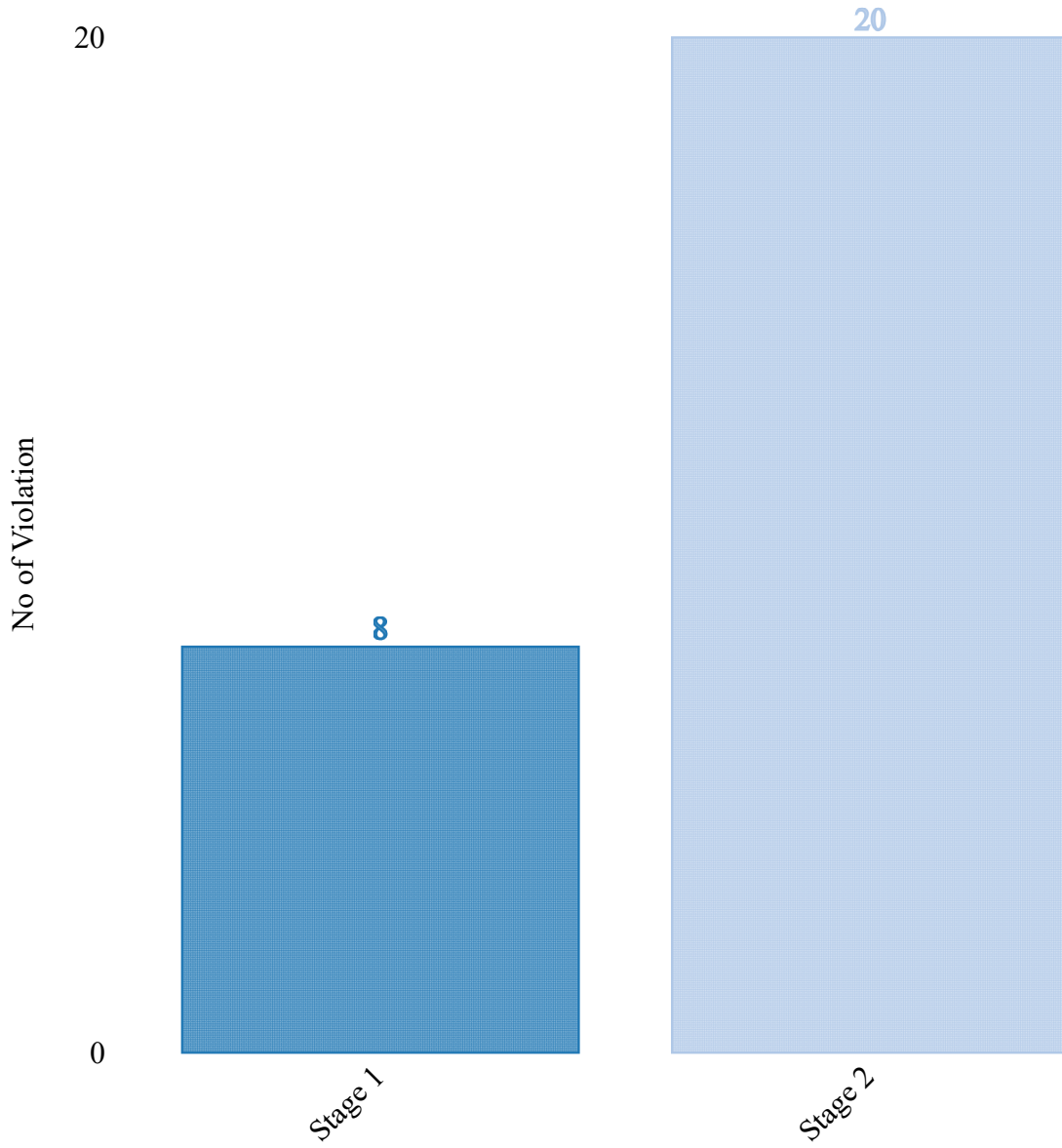
Address	CreatedDate	Category	SubCategory	Stage	Status	CureDate
2510 ARMSTRONG DR	1/5/2024 10:58	Unightly	Furniture	Stage 2	Open	2/5/2024 0:00
2510 ARMSTRONG DR	9/21/2023 12:49	Unightly	Furniture	Stage 1	Closed	10/2/2023 0:00
2510 ARMSTRONG DR	1/17/2023 12:20	Unightly	Furniture	Stage 2	Closed	2/17/2023 0:00
2510 ARMSTRONG DR	1/6/2023 11:57	Unightly	Furniture	Stage 1	Open	1/17/2023 0:00
505 BEVERLY LN	3/19/2024 13:06	Unightly	Storage Pod	Stage 1	Open	3/30/2024 0:00
16701 BLACK KETTLE DR	2/21/2024 10:49	Fencing	Leaning Fence	Stage 2	Open	3/23/2024 0:00
16701 BLACK KETTLE DR	2/7/2024 11:09	Fencing	Leaning Fence	Stage 1	Open	2/18/2024 0:00
601 CHANDLER BRANCH DR	2/16/2024 10:44	Vehicle Parking	Camper	Stage 2	Open	3/18/2024 0:00
601 CHANDLER BRANCH DR	12/27/2023 12:17	Vehicle Parking	Camper	Stage 1	Closed	1/7/2024 0:00
16801 CREE LAKE CT	1/12/2024 13:37	Animals & Pets	Quantity	Stage 1	Open	1/23/2024 0:00
16409 JADESTONE DR	3/6/2024 12:20	Vehicle Parking	Trailer	Stage 2	Open	4/6/2024 0:00
16409 JADESTONE DR	11/30/2023 12:40	Vehicle Parking	Trailer	Stage 1	Closed	12/11/2023 0:00
16603 JADESTONE DR	3/6/2024 12:19	Landscaping	Weeds in Lawn	Stage 1	Open	3/17/2024 0:00
2501 KATHLEEN CV	1/25/2024 13:02	Vehicle Parking	Trailer	Stage 2	Open	2/25/2024 0:00
2501 KATHLEEN CV	1/5/2024 11:01	Vehicle Parking	Trailer	Stage 1	Open	1/16/2024 0:00
406 KATHLEEN LN	2/16/2024 11:00	Unightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 2	Open	3/18/2024 0:00
406 KATHLEEN LN	2/7/2024 11:51	Unightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 2	Closed	3/9/2024 0:00
406 KATHLEEN LN	1/25/2024 13:04	Unightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 1	Open	2/5/2024 0:00
16314 KICKING BIRD DR	2/21/2024 10:40	Vehicle Parking	Inoperable Vehicle	Stage 2	Open	3/23/2024 0:00
16314 KICKING BIRD DR	2/7/2024 11:01	Vehicle Parking	Inoperable Vehicle	Stage 1	Open	2/18/2024 0:00
16401 LONE WOLF DR	2/21/2024 11:12	Unightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 2	Open	3/23/2024 0:00
16401 LONE WOLF DR	2/7/2024 11:30	Unightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 1	Open	2/18/2024 0:00
16504 LONE WOLF DR	2/21/2024 11:11	Vehicle Parking	Inoperable Vehicle	Stage 2	Open	3/23/2024 0:00
16504 LONE WOLF DR	2/7/2024 11:29	Vehicle Parking	Inoperable Vehicle	Stage 1	Open	2/18/2024 0:00
16604 MIXTLI CV	3/19/2024 12:25	Vehicle Parking	Trailer	Stage 1	Open	3/30/2024 0:00
703 N STUART CV	1/12/2024 11:41	Trash Cans	Trash Can & Recycle Bin	Stage 1	Open	1/23/2024 0:00
2500 PHILLIP CV	3/6/2024 13:25	Vehicle Parking	Inoperable Vehicle	Stage 2	Open	4/6/2024 0:00
2500 PHILLIP CV	2/21/2024 11:41	Vehicle Parking	Inoperable Vehicle	Stage 1	Open	3/3/2024 0:00
2504 PHILLIP CV	1/25/2024 13:11	Unightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 2	Open	2/25/2024 0:00
2504 PHILLIP CV	7/5/2023 13:20	Unightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 2	Closed	8/5/2023 0:00
2504 PHILLIP CV	5/4/2023 14:20	Unightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 1	Open	5/15/2023 0:00
16411 PORT HOOD DR	1/25/2024 12:12	Rubbish and Debris	Branches	Stage 1	Open	2/5/2024 0:00
2600 S WALKER DR	2/21/2024 11:22	Unightly	Items on Driveway	Stage 1	Open	3/3/2024 0:00
16304 SNELLING CV	2/7/2024 11:02	Maintenance	General	Stage 2	Open	3/9/2024 0:00
16304 SNELLING CV	1/25/2024 12:18	Maintenance	General	Stage 1	Open	2/5/2024 0:00
14907 SNELLING DR	2/7/2024 11:04	Unightly	Items at Side of House	Stage 2	Open	3/9/2024 0:00
14907 SNELLING DR	1/12/2024 11:00	Unightly	Items at Side of House	Stage 1	Open	1/23/2024 0:00
14909 SNELLING DR	3/19/2024 12:16	Vehicle Parking	Trailer	Stage 2	Open	4/19/2024 0:00
14909 SNELLING DR	10/18/2023 11:13	Vehicle Parking	Trailer	Stage 1	Closed	10/29/2023 0:00
14909 SNELLING DR	7/5/2023 12:10	Vehicle Parking	Trailer	Stage 2	Closed	8/5/2023 0:00
14909 SNELLING DR	6/22/2023 14:21	Vehicle Parking	Trailer	Stage 1	Open	7/3/2023 0:00
14915 SNELLING DR	3/19/2024 12:15	Vehicle Parking	Trailer	Stage 1	Open	3/30/2024 0:00
15002 SNELLING DR	3/6/2024 12:28	Landscaping	Weeds in Lawn	Stage 1	Open	3/17/2024 0:00
15006 SNELLING DR	3/19/2024 12:14	Unightly	Items at Side of House	Stage 2	Open	4/19/2024 0:00
15006 SNELLING DR	3/6/2024 12:27	Unightly	Items at Side of House	Stage 1	Open	3/17/2024 0:00
16403 SPOTTED EAGLE DR	3/6/2024 12:37	House Maintenance	Garage Door(s)	Stage 2	Open	4/6/2024 0:00
16403 SPOTTED EAGLE DR	2/16/2024 10:16	House Maintenance	Garage Door(s)	Stage 1	Open	2/27/2024 0:00
16500 SPOTTED EAGLE DR	3/19/2024 12:23	Unightly	Storage Pod	Stage 1	Open	3/30/2024 0:00

Association Name: Block House MUD
Community SnapShot Report

Violation = 28
(by Category)



Violation = 28 (by Stage)





MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Bookkeeper's Report | March 27, 2024

Block House Municipal Utility District



WEBSITE

www.municipalaccounts.com



ADDRESS

3755 S. Capital of TX Hwy Bldg 1,
Suite 280
Austin, Texas 78704



CONTACT

Phone: 512.782.2400
Fax: 512.795.9968

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Monthly Financial Summary - General Operating Fund

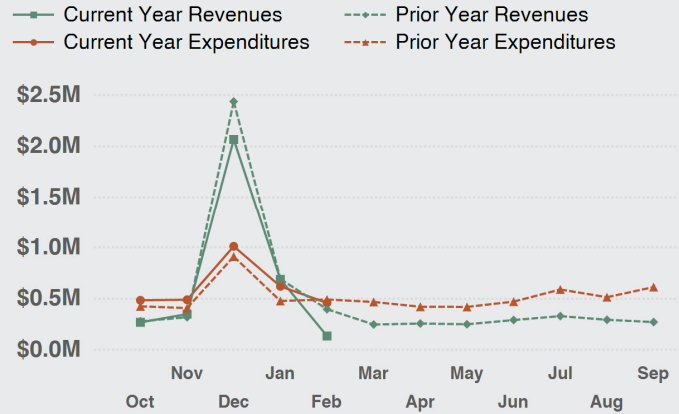
Block House MUD - GOF



Account Balance Summary

Balance as of 02/29/2024	\$5,983,931
Receipts	1,045,001
Disbursements	(1,241,181)
Balance as of 03/27/2024	\$5,787,751

Overall Revenues & Expenditures By Month (Year to Date)



February 2024

Revenues

Actual	Budget	Over/(Under)
\$135,425	\$352,527	(\$217,102)

Expenditures

Actual	Budget	Over/(Under)
\$459,827	\$442,310	\$17,516

October 2023 - February 2024 (Year to Date)

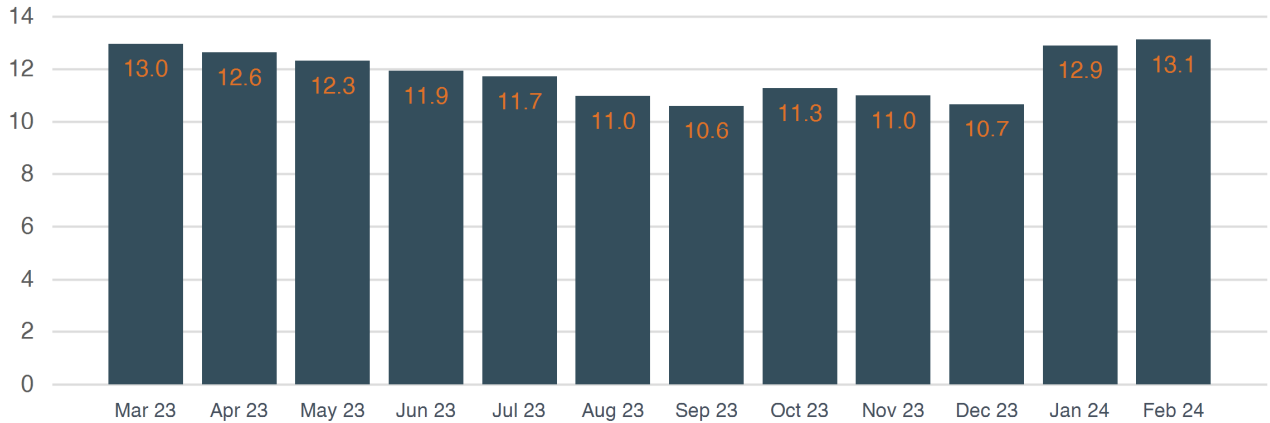
Revenues

Actual	Budget	Over/(Under)
\$3,512,088	\$3,581,843	(\$69,755)

Expenditures

Actual	Budget	Over/(Under)
\$3,069,478	\$2,770,267	\$299,211

Operating Fund Reserve Coverage Ratio (In Months)



Cash Flow Report - Checking Account

Block House MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 02/29/2024				\$10,214.82
Receipts				
	Transfer from Texpool		7,000.00	
	Interest Earned on Checking		30.13	
	Sweep from PNC		185,156.48	
Total Receipts				\$192,186.61
Disbursements				
22086	Jan-Pro of Austin	VOID: Cleaning	0.00	
22098	Progressive Commercial Aquatics, Inc.	Pool Maintenance	(11,050.00)	
22099	First Citizens Visa	Credit Card Statement	(2,475.31)	
TRF	First Citizens	Transfer to Managers	(15,000.00)	
TRF	First Citizens	Transfer to Managers	(170,000.00)	
Total Disbursements				(\$198,525.31)
Balance as of 03/27/2024				\$3,876.12

Cash Flow Report - Lockbox Account

Block House MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 02/29/2024				\$17,952.56
Receipts				
	Accounts Receivable - PNC		163,208.44	
	Accounts Receivable - PNC		150.00	
	Accounts Receivable - PNC		27,064.38	
Total Receipts				\$190,422.82
Disbursements				
PNC	PNC	Corporate ACH Fees	(15.00)	
PNC	PNC	Corporate Account Analysis Charge	(285.23)	
SWEEP	PNC	Transfer to Operating	(185,156.48)	
TTECH	PNC	Customer Returned Items Customer	(139.25)	
TTECH	PNC	Returned Items	(205.36)	
Total Disbursements				(\$185,801.32)
Balance as of 03/27/2024				\$22,574.06

Cash Flow Report - Managers Account

Block House MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 02/29/2024				\$30,000.00
Receipts				
	Unclaimed Property		2,784.08	
	Refund from AT&T		838.80	
	Interest Earned on Checking		0.43	
	Transfer from Operating		15,000.00	
	Transfer from Operating		170,000.00	
	Transfer from Texpool		335,615.74	
Total Receipts				\$524,239.05

Disbursements

8788	AT&T	Internet Expense	(12,368.50)
8789	620 Studio LLC	Website	(1,510.00)
8790	Armbrust & Brown, PLLC	Legal Fees	(29,734.06)
8791	BGE, Inc.	GIS System	(21,650.00)
8792	Christopher R. Stanfield	Board Meeting Video	(400.00)
8793	City of Cedar Park - Fire	Fire Protection Tax	(35,496.01)
8794	City of Cedar Park - W/WW	Water/Wastewater Purchase	(72,918.18)
8795	City of Round Rock Environmental Services	Bacteriological Testing	(175.00)
8796	Community Association Management, Inc.	Deed Restrict. Enforcement & Resident	(3,148.55)
8797	Contigo Technology, LLC	IT Support	(1,050.00)
8798	Cothron's Safe & Lock Inc.	Maintenance & Repair	(1,803.50)
8799	Crossroads Utility Services, LLC	Management & Operations	(110,153.36)
8800	Gray Engineering, Inc.	Engineering Fees	(6,001.28)
8801	Jan-Pro of Austin	Cleaning	(3,966.66)
8802	Municipal Accounts and Consulting, LP	Bookkeeping Fees	(8,629.71)
8803	Osborne Pest & Turf LP	Park/Pool Maintenance	(441.00)
8804	Premier Recreation Management Services	Lifeguard Services	(18,200.00)
8805	Priority Landscapes, LLC	Landscaping Maintenance	(40,018.00)
8806	Progressive Commercial Aquatics, Inc.	Pool Maintenance	(50.00)
8807	Quiddity Engineering, LLC	Engineering Fees	(6,708.75)
8808	Sagamore Fence & Deck, LLC	Park Fence Maintenance	(16,960.00)
8809	Sun-Tech Electrical Contractors, Inc.	Pavilion Update	(165.00)
8810	Texas Disposal Systems, Inc.	Garbage Fees	(66,671.13)
8811	Trinity AV Solutions, LLC	Video Surveillance System Monthly	(1,293.47)
8812	Twin Electric	Tumlinson Pool Room & Guard Shack	(17,067.50)
8813	Uline Inc	Park Supplies	(3,081.22)
8814	Victor Insurance Managers Inc.	Directors Bond	(200.00)
8815	Williamson Central Appraisal District	Quarterly Tax Appraisal Fees	(6,041.00)
8816	Alexander Unger	Customer Refund	(86.73)
8817	Andrea Buffaloe	Customer Refund	(141.48)
8818	Danny Ellis	Customer Refund	(123.23)
8819	Dar-Hao Chen	Customer Refund	(27.37)

Cash Flow Report - Managers Account

Block House MUD - GOF



Number	Name	Memo	Amount	Balance
Disbursements				
8820	Equitynest Holdings LLC	Customer Refund	(84.12)	
8821	Gina Pinkston	Customer Refund	(717.94)	
8822	Jesus Hernandez	Customer Refund	(152.37)	
8823	Leticia Ann Kimura	Customer Refund	(97.12)	
8824	Mynd Management Inc	Customer Refund	(300.47)	
8825	Nathan Creighton	Customer Refund	(148.85)	
8826	Peggy Parks	Customer Refund	(311.34)	
8827	Samantha Grubbs	Customer Refund	(150.60)	
8828	Stone Oak Property Management.	Customer Refund	(162.96)	
8829	Strub Inc - Billboard Asset	Customer Refund	(184.12)	
8830	Association of Water Board Directors	2024 Registration Fees	(435.00)	
ACH	Pedernales Electric Cooperative, Inc	Utilities	(3,514.51)	
ACH	Pedernales Electric Cooperative, Inc	Utilities	(7,479.60)	
ACH	Atmos Energy Corp	Pool Gas	(1,830.71)	
ACH	AT&T	Internet Expense	(401.36)	
ACH	AT&T U-verse	Internet Expense	(428.32)	
HRP	John S Bartlett	Patrol 02/01-02/15/2024	(277.05)	
HRP	Billy R Boggs	Patrol 02/01-02/15/2024	(277.05)	
HRP	Derrick Johnson	Patrol 02/01-02/15/2024	(997.38)	
HRP	Antonio L Lovato	Patrol 02/01-02/15/2024	(1,904.71)	
HRP	Bryson Mora	Patrol 02/01-02/15/2024	(221.64)	
HRP	Minh T Nguyen	Patrol 02/01-02/15/2024	(554.10)	
HRP	James Polk	Patrol 02/01-02/15/2024	(332.46)	
HRP	Case Winkler	Patrol 02/01-02/15/2024	(443.28)	
HRP	HR&P	Payroll Administration Fees	(50.00)	
HRP	United States Treasury	Payroll Tax	(829.66)	
HRP	Texas Workforce Commission	State Unemployment Tax	(5.42)	
HRP	Ursula Logan	Fees of Office 02/28/2024	(204.10)	
HRP	Cecilia Roberts.	Fees of Office 02/28/2024	(204.10)	
HRP	Robert Young	Fees of Office 02/28/2024	(204.10)	
HRP	HR&P	Payroll Administration Fee	(50.00)	
HRP	United States Treasury	Payrol Tax	(101.40)	
HRP	John S Bartlett	Patrol 02/16-02/29/2024	(277.05)	
HRP	Billy R Boggs	Patrol 02/16-02/29/2024	(443.28)	
HRP	Derrick Johnson	Patrol 02/16-02/29/2024	(997.38)	
HRP	Antonio L Lovato	Patrol 02/16-02/29/2024	(779.21)	
HRP	Bryson Mora	Patrol 02/16-02/29/2024	(332.46)	
HRP	Minh T Nguyen	Patrol 02/16-02/29/2024	(886.56)	
HRP	James Polk	Patrol 02/16-02/29/2024	(221.64)	
HRP	Case Winkler	Patrol 02/16-02/29/2024	(221.64)	
HRP	HR&P	Payroll Administration Fees	(50.00)	
HRP	United States Treasury	Payroll Tax	(689.06)	

Cash Flow Report - Managers Account

Block House MUD - GOF



Number	Name	Memo	Amount	Balance
Disbursements				
HRP	Texas Workforce Commission	State Unemployment Tax	(4.24)	
Total Disbursements				(\$514,239.05)
Balance as of 03/27/2024				\$40,000.00

Actual vs. Budget Comparison

Block House MUD - GOF



	February 2024			October 2023 - February 2024			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Revenues							
Water Revenue							
14101 Water -Customer Service Revenue	(1,183)	38,250	(39,433)	208,763	221,850	(13,087)	765,000
14104 Basic Service - Water	0	46,667	(46,667)	186,827	233,333	(46,507)	560,000
14105 Connection Fees	0	125	(125)	714	625	89	1,500
Total Water Revenue	(1,183)	85,042	(86,224)	396,304	455,808	(59,505)	1,326,500
Wastewater Revenue							
14201 Wastewater-Customer Service Rev	(1,182)	28,560	(29,742)	130,115	155,040	(24,925)	408,000
14204 Basic Service - Wastewater	0	46,667	(46,667)	186,827	233,333	(46,507)	560,000
Total Wastewater Revenue	(1,182)	75,227	(76,409)	316,942	388,373	(71,431)	968,000
Property Tax Revenue							
14301 Maintenance Tax Collections	79,561	102,700	(23,139)	1,783,104	1,743,883	39,221	1,780,924
14303 Property Tax Penalty & Interest	1,217	784	433	2,027	1,089	938	5,000
Total Property Tax Revenue	80,778	103,484	(22,706)	1,785,131	1,744,972	40,159	1,785,924
Parks & Recreation Revenue							
14601 Park Revenue	0	21,667	(21,667)	86,190	108,333	(22,143)	260,000
14604 Facility Rental	(425)	83	(508)	(475)	417	(892)	1,000
14605 Pool Contract Rental -TW & LISD	0	0	0	0	0	0	16,800
Total Parks & Recreation Revenue	(425)	21,750	(22,175)	85,715	108,750	(23,035)	277,800
Administrative Revenue							
14702 Penalties & Interest	0	1,667	(1,667)	12,877	8,333	4,544	20,000
14704 Fire Protection Tax	35,496	45,823	(10,327)	795,413	777,929	17,484	794,628
14706 Delinquent Tax Attorney Collect	32	167	(135)	1,086	833	252	2,000
Total Administrative Revenue	35,528	47,656	(12,129)	809,376	787,096	22,280	816,628
Interest Revenue							
14801 Interest Earned on Checking	31	35	(5)	188	177	11	425
14802 Interest Earned on Temp. Invest	21,879	19,167	2,712	118,277	95,833	22,444	230,000
Total Interest Revenue	21,909	19,202	2,707	118,465	96,010	22,455	230,425
Other Revenue							
15801 Miscellaneous Income	0	167	(167)	156	833	(678)	2,000
Total Other Revenue	0	167	(167)	156	833	(678)	2,000
Total Revenues	135,425	352,527	(217,102)	3,512,088	3,581,843	(69,755)	5,407,277
Expenditures							
Water Service							
16102 Operations - Water	14,750	13,083	1,667	74,040	65,417	8,623	157,000

Actual vs. Budget Comparison

Block House MUD - GOF



	February 2024			October 2023 - February 2024			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Expenditures							
Water Service							
16104 Purchase Water	45,406	33,750	11,656	256,464	195,750	60,714	675,000
16110 Utility - Booster Station	1,575	1,417	158	5,847	7,083	(1,236)	17,000
16115 Meter Replacement	10,992	2,083	8,908	15,476	10,417	5,060	25,000
16116 Permit Expense - Water	0	0	0	5,505	5,500	5	5,500
16121 Storage Tank Utilities	65	42	23	323	208	114	500
16122 Maintenance & Repairs- Water/BS	26,865	4,167	22,699	71,149	20,833	50,316	50,000
16123 Leak Detection	440	500	(60)	5,216	2,500	2,716	6,000
16124 Lead and Copper Analysis	0	0	0	11,000	0	11,000	0
Total Water Service	100,093	55,042	45,051	445,019	307,708	137,311	936,000
Wastewater Service							
16202 Operations - Wastewater	14,750	13,083	1,667	73,750	65,417	8,333	157,000
16204 Purchase Wastewater Service	27,512	27,500	12	137,561	137,500	61	330,000
16205 Maint & Repairs - Wastewater	12,164	3,333	8,831	44,847	16,667	28,180	40,000
16208 Laboratory Expense - Wastewater	175	0	175	1,155	0	1,155	0
16211 Utilities - Lift Station	111	100	11	502	500	2	1,200
Total Wastewater Service	54,712	44,017	10,695	257,815	220,083	37,732	528,200
Garbage Service							
16301 Garbage Expense	66,086	64,167	1,919	330,186	320,833	9,353	770,000
Total Garbage Service	66,086	64,167	1,919	330,186	320,833	9,353	770,000
Storm Water Quality							
16407 MS4-Stormwater Program	6,709	2,083	4,625	20,854	10,417	10,437	25,000
Total Storm Water Quality	6,709	2,083	4,625	20,854	10,417	10,437	25,000
Parks & Recreation Service							
16602 Landscape Maintenance	39,583	39,583	0	236,755	197,917	38,839	475,000
16605 Pool Maintenance	3,491	14,583	(11,092)	38,354	72,917	(34,563)	175,000
16607 Chemicals - Pool	0	2,083	(2,083)	27,339	10,417	16,922	25,000
16608 Utilities - Park	4,981	3,333	1,648	26,569	16,667	9,903	40,000
16609 Utilities - Pool	747	500	247	3,088	2,500	588	6,000
16610 Electrical/Light Utility (PEC)	1,872	1,667	206	7,731	8,333	(603)	20,000
16611 Utilities - Pool Gas	1,204	1,000	204	7,766	5,000	2,766	12,000
16612 Supplies & Phone - Pool	(272)	2,083	(2,355)	9,826	10,417	(591)	25,000
16613 Fence Maintenance	0	8,333	(8,333)	86,240	41,667	44,573	100,000
16615 Park & Walker House Maintenance	9,922	4,167	5,756	36,707	20,833	15,873	50,000
16616 Park Administration/Cleaning	1,983	2,083	(100)	9,934	10,417	(483)	25,000
16617 Park Equipment Maintenance	0	1,417	(1,417)	14,521	7,083	7,438	17,000
16619 Pool Cleaning	0	2,917	(2,917)	0	14,583	(14,583)	35,000
16620 BMX Track Reconstruction	0	250	(250)	0	1,250	(1,250)	3,000

Actual vs. Budget Comparison

Block House MUD - GOF



	February 2024			October 2023 - February 2024			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Expenditures							
Parks & Recreation Service							
16622 Mgmt/Lifeguards	15,000	40,000	(25,000)	75,000	200,000	(125,000)	480,000
16623 District Signage - Outdoor	0	208	(208)	133	1,042	(909)	2,500
16626 Apache Pool Maintenance	50	0	50	770	0	770	0
16629 Disc Golf	0	0	0	770	0	770	0
Total Parks & Recreation Service	78,562	124,208	(45,646)	581,503	621,042	(39,539)	1,490,500
Administrative Service							
16703 Legal Fees	26,954	18,458	8,496	97,305	92,292	5,013	221,500
16705 Auditing Fees	6,750	6,750	0	19,250	18,750	500	18,750
16706 Engineering Fees	1,816	1,833	(17)	7,506	9,167	(1,660)	22,000
16707 Engineering Fees - Special	4,185	1,250	2,935	19,212	6,250	12,962	15,000
16708 Financial Advisor Fees	0	0	0	2,885	3,000	(115)	3,000
16709 Election Expense	0	0	0	48	0	48	7,500
16710 Website Hosting	1,193	2,083	(890)	13,669	10,417	3,252	25,000
16712 Bookkeeping Fees	8,377	8,050	327	43,991	58,650	(14,659)	115,000
16714 Printing & Office Supplies	197	417	(220)	2,115	2,083	32	5,000
16715 Filing Fees	0	42	(42)	0	208	(208)	500
16716 Delivery Expense	201	833	(632)	1,229	4,167	(2,938)	10,000
16717 Postage	1,703	1,500	203	8,121	7,500	621	18,000
16718 Insurance & Surety Bond	0	0	0	25,479	25,000	479	25,000
16722 Bank Service Charge	300	417	(116)	1,915	2,083	(168)	5,000
16723 Travel Expense	28	104	(76)	331	521	(190)	1,250
16724 Publication Expense (SB 622)	0	0	0	0	0	0	2,500
16725 Tax Assessor/Appraisal	0	6,250	(6,250)	12,773	18,750	(5,977)	25,000
16726 Delinquent Tax Attorney Fee	32	167	(135)	1,086	833	252	2,000
16728 Record Storage Fees	200	208	(9)	894	1,042	(148)	2,500
16731 Arbitrage Analysis	0	0	0	0	0	0	500
16734 District Management Fees	22,196	22,000	196	110,225	110,000	225	264,000
16735 Telephone Expense (TC Tech)	0	67	(67)	0	333	(333)	800
16737 Legal Fees - PIRs	0	833	(833)	0	4,167	(4,167)	10,000
16738 Legal Fees - Restrictive Cov	2,325	1,333	992	6,300	6,667	(367)	16,000
16740 Seminar Expense	435	500	(65)	1,185	1,000	185	3,500
16741 Communications	0	833	(833)	383	4,167	(3,784)	10,000
16742 Printing & Publicity	0	208	(208)	0	1,042	(1,042)	2,500
16743 Restrictive Covenants	2,900	2,583	317	14,800	12,917	1,883	31,000
16744 IT Maintenance & Cyber Security	1,450	1,250	200	7,436	6,250	1,186	15,000
Total Administrative Service	81,243	77,971	3,272	398,137	407,254	(9,118)	877,800
Security Service							
16801 Patrol Service	12,184	11,250	934	60,397	56,250	4,147	135,000

Actual vs. Budget Comparison

Block House MUD - GOF



	February 2024			October 2023 - February 2024			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Expenditures							
Security Service							
16803 Surveillance/Security Maint.	165	3,333	(3,168)	5,820	16,667	(10,847)	40,000
16804 Surv/Security Mnth(Trinity)	1,293	1,250	43	6,567	6,250	317	15,000
Total Security Service	13,642	15,833	(2,191)	72,784	79,167	(6,383)	190,000
Fire Service							
16901 Fire Protection	35,496	45,823	(10,327)	795,413	777,929	17,484	794,628
Total Fire Service	35,496	45,823	(10,327)	795,413	777,929	17,484	794,628
Payroll Expense							
17101 Payroll Expenses	0	1,250	(1,250)	7,735	6,250	1,485	15,000
17102 Payroll Administration	100	0	100	650	0	650	0
17103 Payroll Tax Expense	944	667	278	4,600	3,333	1,267	8,000
Total Payroll Expense	1,044	1,917	(872)	12,985	9,583	3,402	23,000
Other Expense							
17802 Miscellaneous Expense	5	0	5	5	0	5	0
17805 Other Office Expenses	0	625	(625)	1,406	3,125	(1,719)	7,500
17806 District Functions	585	625	(40)	1,781	3,125	(1,344)	7,500
Total Other Expense	590	1,250	(660)	3,192	6,250	(3,059)	15,000
Total Expenditures	438,177	432,310	5,866	2,917,887	2,760,267	157,620	5,650,128
Total Revenues (Expenditures)	(302,751)	(79,783)	(222,968)	594,201	821,576	(227,375)	(242,851)
Other Revenues							
Extra Ordinary Revenue							
15901 Assigned Surplus	0	0	0	0	0	0	253,851
Total Extra Ordinary Revenue	0	0	0	0	0	0	253,851
Total Other Revenues	0	0	0	0	0	0	253,851
Other Expenditures							
Capital Outlay							
17901 Capital Outlay	0	0	0	22,600	0	22,600	0
17907 Walker House Improve/Rehab	0	0	0	4,200	0	4,200	0
17912 Courts Resurfacing	0	0	0	0	0	0	1,000
17913 Tumlinson Pool Project	0	0	0	38,691	0	38,691	0
17995 BGE Spyglass Asset Management	21,650	10,000	11,650	86,100	10,000	76,100	10,000
Total Capital Outlay	21,650	10,000	11,650	151,591	10,000	141,591	11,000
Total Other Expenditures	21,650	10,000	11,650	151,591	10,000	141,591	11,000

Actual vs. Budget Comparison

Block House MUD - GOF



	February 2024			October 2023 - February 2024			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Total Other Revenues (Expenditures)	(21,650)	(10,000)	(11,650)	(151,591)	(10,000)	(141,591)	242,851
Excess Revenues (Expenditures)	(324,401)	(89,783)	(234,618)	442,610	811,576	(368,966)	0

Balance Sheet as of 02/29/2024

Block House MUD - GOF



Assets

Bank	
11101 Cash in Bank	\$188,876
11102 Lockbox	22,574
11104 Managers	24,216
Total Bank	<u>\$235,666</u>
Investments	
11201 Time Deposits	\$5,940,643
Total Investments	<u>\$5,940,643</u>
Receivables	
11301 Accounts Receivable	\$167,422
11303 Maintenance Tax Receivable	100,697
11305 Accrued Interest	17,622
Total Receivables	<u>\$285,740</u>
Interfund Receivables	
11402 Due From Debt Service	\$116,274
Total Interfund Receivables	<u>\$116,274</u>
Total Assets	<u><u>\$6,578,323</u></u>

Liabilities & Equity

Liabilities

Accounts Payable	
12101 Accounts Payable	\$419,018
12102 Payroll Liabilities	291
12105 Payroll Liability - SUI	1
12107 Accrued Payroll	4,102
Total Accounts Payable	<u>\$423,413</u>
Other Current Liabilities	
12201 Unclaimed Property	\$2,784
12202 Due To TCEQ	970
12205 Due To Others	5,239
Total Other Current Liabilities	<u>\$8,993</u>
Deferrals	
12502 Deferred Inflows Property Tax	\$100,697
Total Deferrals	<u>\$100,697</u>
Deposits	
12601 Customer Meter Deposits	\$349,383
Total Deposits	<u>\$349,383</u>
Total Liabilities	<u><u>\$882,486</u></u>

Balance Sheet as of 02/29/2024

Block House MUD - GOF



Liabilities & Equity

Equity

Unassigned Fund Balance	
13101 Unassigned Fund Balance	\$5,253,227
Total Unassigned Fund Balance	<u>\$5,253,227</u>
Net Income	\$442,610
Total Equity	<u>\$5,695,837</u>
Total Liabilities & Equity	<u><u>\$6,578,323</u></u>

Monthly Financial Summary - Capital Projects Fund

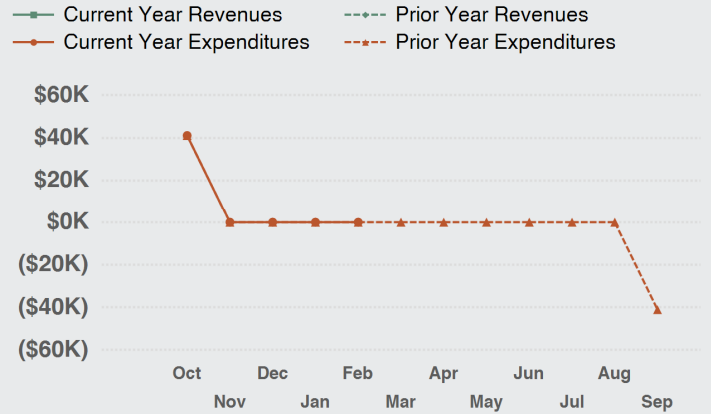
Block House MUD - CPF



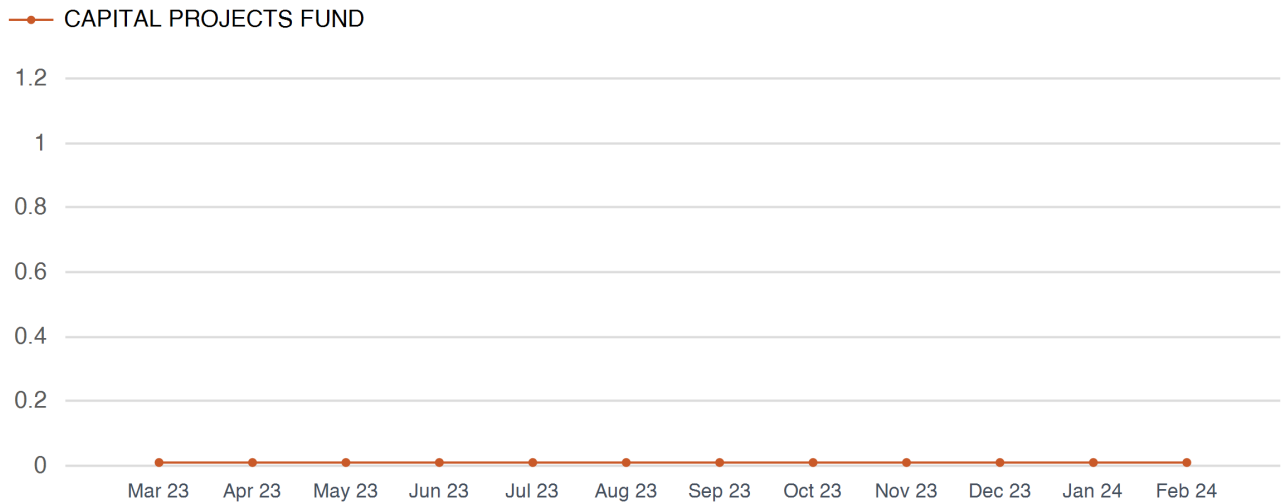
Account Balance Summary

Balance as of 02/29/2024	\$0
<hr/>	
Receipts	0
Disbursements	0
<hr/>	
Balance as of 03/27/2024	\$0

Overall Revenues & Expenditures By Month (Year to Date)



Account Balance By Month | March 2023 - February 2024



Cash Flow Report - Checking Account

Block House MUD - CPF



Number	Name	Memo	Amount	Balance
Balance as of 02/29/2024				\$0.01
Receipts				
	No Receipts Activity		0.00	
Total Receipts				\$0.00
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements				\$0.00
Balance as of 03/27/2024				\$0.01

District Debt Summary as of 03/27/2024

Block House MUD - DSF



		WATER, SEWER, DRAINAGE	PARK/ROAD/OTHER	REFUNDING
Total \$ Authorized		Authorized	Authorized	Authorized
\$37.48M		\$34.33M	\$3.15M	\$25.50M
Total \$ Issued		Issued	Issued	Issued
\$25.81M		\$25.81M	N/A	\$1.49M
Yrs to Mat	Rating	\$ Available To Issue	\$ Available To Issue	\$ Available To Issue
3	AA	\$8.52M	\$3.15M	\$24.01M

*Actual 'Outstanding' Refunding Bonds issued below may differ from the 'Issued' total above pursuant to Chapter 1207, Texas Government Code.

Outstanding Debt Breakdown

Series Issued	Original Bonds Issued	Maturity Date	Principal Outstanding
2020 - Refunding	\$3,310,000	2027	\$3,310,000
2016 - Refunding	\$5,800,000	2026	\$2,005,000
Total	\$9,110,000		\$5,315,000

District Debt Schedule

Block House MUD - DSF



Paying Agent	Series	Principal	Interest	Total
UMB	2020 - Refunding	\$355,000.00	\$66,200.00	\$421,200.00
UMB	2016 - Refunding	\$865,000.00	\$30,075.00	\$895,075.00
Total Due 04/01/2024		\$1,220,000.00	\$96,275.00	\$1,316,275.00

Paying Agent	Series	Principal	Interest	Total
UMB	2020 - Refunding	\$0.00	\$59,100.00	\$59,100.00
UMB	2016 - Refunding	\$0.00	\$17,100.00	\$17,100.00
Total Due 10/01/2024		\$0.00	\$76,200.00	\$76,200.00

Investment Profile as of 03/27/2024

Block House MUD

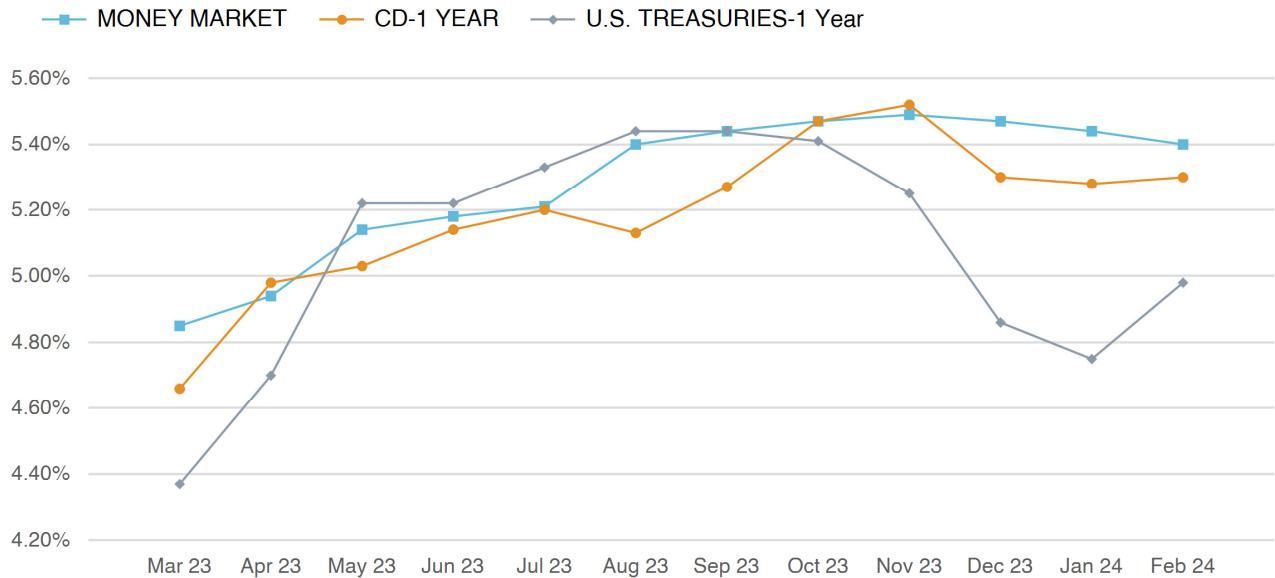


General Operating Fund	Capital Projects Fund	Debt Service Fund	Other Funds
Funds Available to Invest \$5,787,751	Funds Available to Invest \$0	Funds Available to Invest \$1,868,114	Funds Available to Invest N/A
Funds Invested \$5,721,301	Funds Invested \$0	Funds Invested \$1,868,114	Funds Invested N/A
Percent Invested 99 %	Percent Invested 0 %	Percent Invested 100 %	Percent Invested N/A

Term	Money Market	Term	Certificate of Deposit	Term	U.S. Treasuries
On Demand	5.39 %	180 Days	5.42 %	180 Days	5.32 %
		270 Days	5.37 %	270 Days	5.32 %
		1 Yr	5.28 %	1 Yr	5.05 %
		13 Mo	5.13 %	13 Mo	N/A
		18 Mo	4.20 %	18 Mo	5.05 %
		2 Yr	1.91 %	2 Yr	4.72 %

*Rates are based on the most current quoted rates and are subject to change daily.

Investment Rates Over Time (By Month) | March 2023 - February 2024



Account Balance as of 03/27/2024

Block House MUD - Investment Detail



FUND: General Operating

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Certificates of Deposit					
INDEPENDENT BANK (XXXX4595)	10/19/2023	04/16/2024	5.50 %	235,000.00	
FRONTIER BANK (XXXX1888)	07/26/2023	07/24/2024	5.00 %	235,000.00	
THIRD COAST BANK, SSB (XXXX4375)	12/28/2023	12/28/2024	5.50 %	235,000.00	
Money Market Funds					
TEXPOOL (XXXX0001)	12/01/2008		5.31 %	4,630,251.73	
TEXPOOL (XXXX0005)	07/07/2017		5.31 %	386,049.08	Special Projects
Checking Account(s)					
FIRST CITIZENS BANK-CKING (XXXX1568)			0.05 %	40,000.00	Managers
FIRST CITIZENS BANK-CKING (XXXX1592)			0.10 %	3,876.12	Checking Account
PNC (XXXX5128)			0.00 %	22,574.06	Lockbox
Totals for General Operating Fund				\$5,787,750.99	

FUND: Capital Projects

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Checking Account(s)					
FIRST CITIZENS BANK-CKING (XXXX0952)			0.05 %	0.01	Checking Account
Totals for Capital Projects Fund				\$.01	

FUND: Debt Service

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Money Market Funds					
TEXPOOL (XXXX0003)	12/01/2008		5.31 %	1,868,113.87	
Totals for Debt Service Fund				\$1,868,113.87	

Grand Total for Block House MUD : \$7,655,864.87

TAX ANALYSIS FISCAL YEAR END 09/2024

BLOCK HOUSE MUD

	TAX YEARS				GRAND TOTALS			
	2023				TOTAL	TOTAL	TOTAL	TOTAL
	DSF	M&O	FIRE	TOTAL				
PERCENTAGE	34.46%	45.32%	20.22%	100.00%				
TAX LEVY	1,391,140.59	1,829,332.78	816,226.96	4,036,700.33				
Oct 2023								
TAXES	10,346.96	13,606.13	6,070.90	30,023.99	11,940.62	16,191.91	6,932.31	35,064.84
PENALTY	0.00	0.00	0.00	0.00	316.45	513.45	171.06	1,000.96
					12,257.07	16,705.36	7,103.37	36,065.80
Nov 2023								
TAXES	66,986.85	88,086.88	39,303.34	194,377.07	67,008.21	88,121.54	39,314.88	194,444.63
PENALTY	0.00	0.00	0.00	0.00	29.10	47.21	15.73	92.03
					67,037.30	88,168.75	39,330.61	194,536.66
Dec 2023								
TAXES	969,258.91	1,274,563.56	568,695.40	2,812,517.86	968,924.77	1,274,033.00	568,515.62	2,811,473.39
PENALTY	0.00	0.00	0.00	0.00	10.90	17.69	5.89	34.48
					968,935.67	1,274,050.68	568,521.52	2,811,507.87
Jan 2024								
TAXES	247,698.67	325,720.71	145,332.78	718,752.17	247,366.49	325,197.19	145,154.35	717,718.03
PENALTY	0.00	0.00	0.00	0.00	17.75	28.80	9.59	56.14
					247,384.24	325,225.99	145,163.94	717,774.17
Feb 2024								
TAXES	60,482.55	79,533.82	35,487.06	175,503.43	60,499.11	79,560.69	35,496.01	175,555.81
PENALTY	624.86	821.69	366.63	1,813.18	638.22	843.36	373.85	1,855.43
					61,137.33	80,404.05	35,869.86	177,411.24
Mar 2024								
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
Apr 2024								
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
May 2024								
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
June 2024								
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
July 2024								
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
Aug 2024								
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
Sept 2024								
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					0.00	0.00	0.00	0.00
TOTALS	1,355,398.81	1,782,332.78	795,256.11	3,932,987.70				
TAXES	1,354,773.95	1,781,511.09	794,889.48	3,931,174.52	1,355,739.19	1,783,104.33	795,413.17	3,934,256.69
PENALTY	624.86	821.69	366.63	1,813.18	1,012.42	1,450.51	576.12	3,039.04
TOTALS	1,355,398.81	1,782,332.78	795,256.11	3,932,987.70	1,356,751.61	1,784,554.83	795,989.29	3,937,295.73
ADJUSTMENTS	(527.95)	(694.25)	(309.76)	(1,531.96)	(1,463.37)	(2,184.96)	(813.43)	(4,461.77)
TAX								
DUE @				97.42%				
2/29/2024	35,838.69	47,127.44	21,027.71	103,993.85	55,979.91	70,493.26	30,203.86	156,677.03
TAX RATES	0.2035	0.2676	0.1194	0.5905		Total M&O	100,697.12	

Updated 11/2023

Cash Flow Forecast

Block House MUD

	9/30/2024	9/30/2025	9/30/2026	9/30/2027	9/30/2028
Assessed Value	\$679,099,260	\$679,099,260	\$679,099,260	\$679,099,260	\$679,099,260
Maintenance Tax Rate	\$0.2676	\$0.2676	\$0.2676	\$0.2676	\$0.2676
Maintenance Tax	\$1,780,924	\$1,780,924	\$1,780,924	\$1,780,924	\$1,780,924
% Change in Revenue	3.00%	3.00%	3.00%	3.00%	3.00%
% Change in Expenses	5.00%	5.00%	5.00%	5.00%	5.00%
Beginning Cash Balance 10-01-2023	\$5,596,753	\$5,331,902	\$4,915,335	\$4,314,191	\$3,517,000
Revenues					
Maintenance Tax	\$1,780,924	\$1,780,924	\$1,780,924	\$1,780,924	\$1,780,924
Water Revenue	765,000	787,950	811,589	835,936	861,014
Sewer Revenue	408,000	420,240	432,847	445,833	459,208
Basic Service	1,120,000	1,153,600	1,188,208	1,223,854	1,260,570
Interest Earned	230,425	237,338	244,458	251,792	259,345
Additional Revenue	1,102,928	1,136,016	1,170,096	1,205,199	1,241,355
Total Revenues	\$5,407,277	\$5,516,068	\$5,628,122	\$5,743,538	\$5,862,416
Expenses					
Water Expenses	\$936,000	\$982,800	\$1,031,940	\$1,083,537	\$1,137,714
Wastewater Expenses	528,200	554,610	\$582,341	\$611,458	\$642,030
Park & Pool Expenses	1,015,500	1,066,275	\$1,119,589	\$1,175,568	\$1,234,347
Landscaping Expenses	475,000	498,750	\$523,688	\$549,872	\$577,365
Administrative Expenses	877,800	921,690	\$967,775	\$1,016,163	\$1,066,971
Solid Waste Expenses	770,000	808,500	\$848,925	\$891,371	\$935,940
Other Expenses	1,047,628	1,100,009	1,155,010	1,212,760	1,273,398
Total Expenses	\$5,661,128	\$5,932,634	\$6,229,266	\$6,540,729	\$6,867,766
Net Surplus	(\$253,851)	(\$416,567)	(\$601,144)	(\$797,191)	(\$1,005,349)
Special Projects					
BGE Spyglass Asset Management	10,000	0	0	0	0
Court Resurfacing	1,000	0	0	0	0
	\$11,000	\$0	\$0	\$0	\$0
Ending Cash Balance	\$5,331,902	\$4,915,335	\$4,314,191	\$3,517,000	\$2,511,650
Operating Reserve % of Exp	94.00%	82.85%	69.26%	53.77%	36.57%
(Ideal is at least 100%)					
Number of Months	11	10	8	6	4



O 512.452.0371 : F 512.454.9933
8834 North Capital of Texas Highway, Suite 140
Austin, Texas 78759 : www.grayengineeringinc.com
TBPELS 2946

MEMORANDUM

TO: Block House MUD Board of Directors

FROM: David W. Gray, P.E.

DATE: March 20, 2024

**RE: Engineering Report
GEI 349-8891-54**

The following is a summary of the active jobs which we currently have on-going for the District:

General Engineering Services (*GEI No. 349-8891-54 /11120*)

GEI has continued to follow up on directives and respond to miscellaneous inquiries from the District since last month's meeting.

We have received a request from PEC for an additional new easement located in the Tonkawa Park area adjacent to the existing PEC substation. We will coordinate our review of the request with the District's GM, attorney, and report back to the Board. This is in progress.

Block House \$3,150,000 Recreational Bond Issue (*GEI Job. No. 349-11515.38*)

The Board approved an amended parks plan at the January 17, 2024, special meeting to update the District's Parks Plan.

The Board's Recreational Subcommittee with the District's attorney, GM, and myself met on January 22, 2024, to review and discuss the scope of the improvements to be included in the proposed bond issue, as well as outline the next steps and those responsible for carrying those steps out to prepare the bond application and supporting documents for the improvements to be presented to the Board for review and approval prior to filing the bond application with the TCEQ for review and approval.

AGENDA ITEM #18

While GEI has been engaged to proceed with the preparation and filing of the application and supporting materials to TCEQ for approval of the recreational bonds issue, it was identified in that meeting that a preliminary schematic design of the park improvements proposed for funding by proceeds from the recreational bond issue needed to be prepared and included in the bond application to be filed with TCEQ. To accomplish that, GEI along with Sean Abott reached out to Trent Rush of Hitchcock Design Group for a proposal to prepare the preliminary schematic



Block House MUD Board of Directors

March 20, 2024

Page 2

designs for the park improvements as well as provide final design and construction assistance with the final plans for the improvements. The proposal from Hitchcock Design Group has been received and reviewed by both GEI and Sean's office and is being presented to the Board for review and consideration for approval at the March Board meeting.

NFM Site Development Plan Review *(GEI Job. No. 349-11669.67)*

The NFM engineer has filed the final plans for the project's Site Development Permit (SDP) with both the City of Cedar Park and GEI for review and consideration for approval. The final design is consistent with the preliminary design information already submitted for the project and reviewed by GEI on behalf of the District.

Our office is continuing to pursue coordination and discussions with NFM representatives regarding the level and type of compensation to be made by NFM for use of the District's open space lot to facilitate their storm water runoff. NFM's counteroffer to the Board's Subcommittee initial proposal has been reviewed by the Board's Subcommittee resulting in a response back to NFM. NFM has also submitted a draft of the storm sewer line easement for review and comment by the District. The response back to NFM to the dedication document is pending with the District's attorney.

This is still an on-going issue with no definitive information to pass along. We will continue to coordinate those efforts with the Board's subcommittee, general manager, and legal counsel.

DWG:ad

Attachments

cc: Mr. Sean Abbott; Armbrust & Brown, PLLC
Mr. Andrew Hunt; Crossroads Utility Services
Ms. Lisa Torres; Crossroads Utility Services



OPERATIONS REPORT

Block House Municipal Utility District Board of Directors Meeting



March 27, 2024

AGENDA ITEM #19¹

**Block House Municipal Utility District
 Operations Report
 Water System Identification No. 2270226
 For the month of February 2024**

GENERAL INFORMATION

Occupied Single Family Connections	<u>2156</u>	x 3 =	<u>6468</u>	Estimated Population
Vacant Single Family Connections	<u>12</u>			
Commerical Connections	<u>1</u>			
School Connections	<u>2</u>			
Fire Hydrants	<u>0</u>			
Residential Builder	<u>0</u>			
District Connections	<u>8</u>			
Irrigation Connections	<u>26</u>			
 TOTAL CONNECTIONS	 <u>2205</u>			

BACTERIOLOGICAL ANALYSES

7 Water sample(s) taken on 2/19/24, 2/26/24 All bacterial samples were satisfactory.

WATER ACCOUNTABILITY CHART

FROM:	TO:	MASTER METER READ (1000 GALS.)	BILLED & ACCOUNTED TOTALS (1000 GALS)	METER READ ADJUSTMENTS (1000 GALS)	ADJUSTED BILLING TOTAL (1000 GALS)	FLUSHING OTHER (1000 GALS)	GALLONS UNACCT FOR (1000 GALS)	PERCENT GAIN/LOSS	WATER LOSS/GAIN AT \$2.15
05/01/21	06/01/21	17,299.7	15,060.0	176	15,236.00	15.4	-2,048.3	-11.84%	-\$4,403.85
06/02/21	07/01/21	16,959.3	16,117.0	0	16,117.00	16.1	-826.2	-4.87%	-\$1,776.33
07/02/21	07/29/21	18,432.8	16,221.0	0	16,221.00	16.0	-2,195.8	-11.91%	-\$4,720.97
07/30/21	08/30/21	23,366.1	21,967.0	0	21,967.00	16.0	-1,383.1	-5.92%	-\$2,973.67
08/31/21	09/29/21	20,777.3	20,157.0	0	20,157.00	16.0	-604.3	-2.91%	-\$1,299.25
09/30/21	11/01/21	17,556.1	16,417.0	0	16,417.00	16.0	-1,123.1	-6.40%	-\$2,414.67
11/02/21	12/01/21	13,510.2	12,408.0	0	12,408.00	27.3	-1,074.9	-7.96%	-\$2,311.04
12/02/21	12/29/21	10,952.1	10,354.0	0	10,354.00	12.3	-585.8	-5.35%	-\$1,259.47
12/30/22	01/31/22	12,400.1	11,845.0	0	11,845.00	13.8	-541.3	-4.37%	-\$1,163.80
02/01/22	03/01/22	10,958.8	10,521.0	0	10,521.00	13.8	-424.0	-3.87%	-\$911.60
03/02/22	03/31/22	12,441.3	11,475.0	0	11,475.00	12.4	-953.9	-7.67%	-\$2,050.89
04/01/22	05/01/22	17,784.6	16,721.0	0	16,721.00	12.2	-1,051.4	-5.91%	-\$2,260.51
05/02/22	06/01/22	18,736.9	16,967.0	0	16,967.00	512.2	-1,257.7	-6.71%	-\$2,704.06
06/02/22	06/30/22	24,139.9	21,776.0	0	21,776.00	37.8	-2,302.1	-9.54%	-\$4,949.52
07/01/22	08/02/22	34,687.5	32,038.0	0	32,038.00	2.4	-2,647.1	-7.63%	-\$5,691.27
08/03/22	09/02/22	27,246.6	24,852.0	0	24,852.00	5.4	-2,389.2	-8.77%	-\$5,136.78
09/03/22	09/30/22	14,789.0	14,008.0	0	14,008.00	11.5	-769.5	-5.20%	-\$1,654.43
10/01/22	10/31/22	20,332.0	18,759.0	0	18,759.00	8.8	-1,564.2	-7.69%	-\$3,363.03
11/01/22	11/30/22	14,905.0	12,922.0	0	12,618.00	17.0	-2,270.0	-15.23%	-\$4,880.50
12/01/22	01/02/23	14,061.0	12,749.0	0	12,749.00	17.0	-1,295.0	-9.21%	-\$2,784.25
01/03/23	02/02/23	11,656.0	10,586.0	0	10,586.00	17.5	-1,052.5	-9.03%	-\$2,262.88
02/03/23	02/28/23	10,049.0	9,138.0	0	9,138.00	17.0	-894.0	-8.90%	-\$1,922.10
03/01/23	03/30/23	15,995.6	13,729.0	0	13,729.00	56.4	-2,210.2	-13.82%	-\$4,751.93
03/31/23	05/02/23	19,317.0	16,508.0	0	16,508.00	19.0	-2,790.0	-14.44%	-\$5,998.50
05/03/23	05/31/23	15,130.0	12,398.0	0	12,398.00	14.3	-2,717.7	-17.96%	-\$5,843.06
06/01/23	07/04/23	25,708.0	22,808.0	0	22,808.00	60.6	-2,839.5	-11.05%	-\$6,104.82
07/05/23	07/31/23	27,029.0	25,021.0	0	25,021.00	30.2	-1,977.8	-7.32%	-\$4,252.26
08/01/23	08/30/23	26,459.0	24,140.0	0	24,140.00	95.9	-2,223.1	-8.40%	-\$4,779.67
08/31/23	10/02/23	22,615.0	20,437.0	0	20,437.00	17.2	-2,160.8	-9.55%	-\$4,645.72
10/03/23	11/03/23	16,486.0	14,640.0	0	14,640.00	17.6	-1,828.4	-11.09%	-\$3,931.02
11/04/23	12/04/23	13,934.0	11,703.0	0	11,703.00		-2,231.0	-16.01%	-\$4,796.65
12/05/23	01/02/24	11,885.0	10,160.0	0	10,160.00	87.7	-1,637.3	-13.78%	-\$3,520.20
01/03/24	01/31/24	11,229.0	9,434.0	0	9,434.00	18.7	-1,776.3	-15.82%	-\$3,819.05
2024 TOTAL		37,048.0	31,297.0	0.0	31,297.0	106.4	-5,644.6	-0.5	-12,135.9
2024 MONTHLY AVG.		12,349.3	10,432.3	0.0	10,432.3	53.2	-1,881.5	-0.2	-4,045.3
2023 TOTAL		219,410.6	195,076.0	0.0	194,772.0	379.7	-24,258.9	-136%	-52,156.7
2023 MONTHLY AVG.		18,284.2	16,256.3	0.0	16,231.0	31.6	-2,021.6	-11%	-4,346.4
2022 TOTAL		217,979.0	201,724.0	0.0	201,724.0	669.9	-15,561.1	-81%	-33,456.4
2022 MONTHLY AVG.		18,164.9	16,810.3	0.0	16,810.3	55.8	-1,296.8	-7%	-2,788.0
2021 TOTAL		231,107.4	217,642.0	-167.0	217,475.0	214.5	-13,417.9	-75%	-28,848.5
2021 MONTHLY AVG.		17,777.5	16,741.7	-12.8	16,728.8	16.5	-1,032.1	-6%	-2,219.1

CUSTOMER BILLING REPORT
 BLKH - BLOCK HOUSE MUD
 January 11, 2023 to February 10, 2024

Current Billing

Deposit	\$4,100.00	
Basic Service	115,008.65	
Water	46,602.27	
Sewer	32,752.44	
TCEQ	969.68	
Misc	\$297.00	

Total Current Billing		\$199,730.04

Aged Receivables

Thirty (30) Days	\$1,331.08	
Sixty (60) Days	12,184.62	
Ninety (90) Days	366.63	
One hundred twenty (120) Days	116.16	
Billed Arrears	13,998.49	
Credit Bal Fwd	-3,827.01	

Total Aged Receivables		\$10,171.48

Accounts Receivables

Deposit	\$2,200.00	
Penalty	\$1,200.00	
Basic Service	115,147.19	
Water	56,071.61	
Sewer	33,359.98	
TCEQ	980.29	
Miscellaneous	138.00	

Total Accounts Receivables		\$209,097.07

Deposit Liability

Balance As Of	01/10/24	\$349,683.44
Collections		3,300.00
Deposits Applied		-3,750.00

Balance As Of	01/31/24	\$349,233.44

BLOCKHOUSE MUNICIPAL UTILITY DISTRICT # 1
Billing Report
February 2024

Connections	January	February
Active	2193	2181
Inactive	12	12
Total	2205	2205

Billing Recap

	January	February
Deposit	\$3,000.00	\$4,100.00
Basic Service	\$114,847.16	\$115,008.65
Water	\$48,117.02	\$46,602.27
Sewer	\$33,038.04	\$32,752.44
State Assessment	\$978.09	\$969.68
Miscellaneous	\$274.00	\$297.00
Total Current Billing	\$200,254.31	\$199,730.04
30 Days	\$1,646.08	\$1,331.08
60 Day	\$17,215.79	\$12,184.62
90 Day	\$0.00	\$366.63
120 Day	\$267.99	\$116.16
Past Due	\$19,129.86	\$13,998.49

Collections

	January	February
Letters	215	186
Terminations	13	7

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Water Utilities Division

Monthly Operational Report For Public Water Systems Purchasing Treated Water From Another System
Which Uses Surface Water Sources or Groundwater Sources Under The Influence of Surface Water

PUBLIC WATER SYSTEM NAME: **BLOCK HOUSE M.U.D.**

System I.D. #: **2460110**

Month: **February 2024**

Submitted by:

Date:

No. of Connections: **2198**

Certificate #:

Grade:

TREATED WATER PURCHASED FROM A WHOLESALE SUPPLIER				
Date	Quantity (mgd)	Date	Quantity (mgd)	Monthly Summary (mgd)
1	0.363	15	0.363	Total
2	0.380	16	0.378	Monthly
3	0.380	17	0.378	Purchase: 11.370
4	0.380	18	0.378	
5	0.381	19	0.419	Average
6	0.381	20	0.394	Daily: 0.392
7	0.398	21	0.402	
8	0.337	22	0.402	Maximum
9	0.376	23	0.433	Daily: 0.452
10	0.376	24	0.432	
11	0.376	25	0.433	Minimum
12	0.401	26	0.376	Daily: 0.337
13	0.350	27	0.451	
14	0.349	28	0.452	

DISTRIBUTION SYSTEM (DISINFECTANT RESIDUAL MONITORING)			
Minimum allowable disinfectant residual:	<u>0.5</u> mg/L	Percentage of the measurements below the limit this month:	
Total No. of measurements this month:	<u>33</u>	<input type="text" value="0%"/>	(1A)
No. of measurements below the limit:	<u>0</u>		
Percentage of the measurements below the limit last month:		<input type="text" value="0%"/>	(1B)

PUBLIC NOTIFICATION			
TREATMENT TECHNIQUE VIOLATION	Yes/No	If YES, Date when Notice was Given to the:	
		TCEQ	Customers*
More than 5.0% of the disinfectant residuals in the distribution system below acceptable levels for two consecutive months? - see (1A) and (1B)	NO		

* A sample copy of the Notice to the customers must accompany this report.

Block House Water Usage Analysis
By Fiscal Year

Billing Period	Residential (gallons)	#	Irrigation (gallons)	#	School (gallons)	#	Commercial (gallons)	#	District (gallons)	#	Monthly Totals	# of Res Conn	# of Occupied	Average Usage
Oct-22	12,637,001	2,159	998,000	26	54,000	2	2,000	1	317,000	10	14,008,001	2,171	2,159	5.82
Nov-22	15,474,001	2,157	2,170,000	26	52,000	2	8,000	1	840,000	9	18,544,001	2,169	2,157	7.13
Dec-22	10,567,000	2,156	1,822,000	26	40,000	2	3,000	1	490,000	8	12,922,000	2,168	2,156	4.87
Jan-23	12,006,005	2,157	413,000	26	112,000	2	2,000	1	216,000	8	12,749,005	2,169	2,157	5.54
Feb-23	10,489,007	2,158	18,000	26	53,000	2	4,000	1	22,000	8	10,586,007	2,169	2,158	4.84
Mar-23	8,939,007	2,154	101,000	26	27,000	2	2,000	1	69,000	8	9,138,007	2,168	2,154	4.12
Apr-23	11,255,009	2,153	1,882,000	26	30,000	2	4,000	1	558,000	8	13,729,009	2,169	2,153	5.19
May-23	13,547,011	2,155	2,255,000	26	41,000	2	5,000	1	660,000	9	16,508,011	2,169	2,155	6.25
Jun-23	11,041,000	2,153	767,000	26	34,000	2	3,000	1	553,000	9	12,398,000	2,175	2,153	5.08
Jul-23	19,735,000	2,150	2,191,000	26	53,000	2	3,000	1	826,000	9	22,808,000	2,169	2,150	9.10
Aug-23	21,536,000	2,158	2,552,000	26	58,000	2	6,000	1	869,000	9	25,021,000	2,169	2,158	9.93
Sep-23	21,838,000	2,155	1,605,000	26	47,000	2	4,000	1	653,000	9	24,147,000	2,169	2,155	10.07
BLKH FY 22-23 Totals	169,064,041		16,774,000		601,000		46,000		6,073,000		192,558,041			

Oct-23	18,746,000	2,153	5,000	26	6,000	2	51,000	1	1,629,000	9	20,437,000	2,169	2,153	8.64
Nov-23	13,329,000	2,153	6,000	26	32,000	2	26,000	1	1,247,000	9	14,640,000	2,169	2,153	6.15
Dec-23	10,883,000	2,153	4,000	26	26,000	2	4,000	1	786,000	9	11,703,000	2,169	2,154	5.02
Jan-24	9,719,000	2,156	4,000	26	21,000	2	3,000	1	413,000	8	10,160,000	2,168	2,156	4.48
Feb-24	9,313,000	2,156	2,000	26	20,000	2	4,000	1	95,000	8	9,434,000	2,181	2,156	4.27
BLKH FY 23-24 Totals	61,990,000		21,000		105,000		88,000		4,170,000		66,374,000			

Block House MUD

Monthly Meter Read Comparison for: February 2024

	<u>City of Cedar Park</u>		<u>Blockhouse Creek MUD</u>			
	1/22/2024 Previous	2/22/2024 Current	Usage (Kgal)	1/22/2024 Previous	2/22/2024 Current	Usage(Kgal)
Blockhouse Drive/New Hope	543801	555503	1170.2	543580	555264	1168.4
Totals			1170.2			1168.4
					Difference	<u>1.80</u>

**Block House Municipal Utility District
City of Cedar Park Water Billings Vs. M.U.D. Reads**

<u>Date</u>	<u>City of Cedar Park Read (Gallons)</u>	<u>M.U.D. Read (Gallons)</u>
9/23/21 - 10/22/21	17,168,840	16,591,000
10/23/21 - 11/22/21	14,940,800	13,564,000
11/23/21 - 12/22/21	12,432,100	12,645,000
12/23/21 - 1/22/22	12,339,890	11,989,000
1/23/22 - 2/22/22	12,334,140	11,521,000
2/23/22 - 3/22/22	12,612,931	14,407,000
3/23/22 - 4/22/22	17,537,820	17,160,000
4/23/22 - 5/22/22	18,442,460	19,195,000
5/23/22 - 6/22/22	22,759,610	24,838,000
6/23/22 - 7/22/22	29,185,340	31,080,000
7/23/22 - 8/22/22	32,308,110	29,572,000
8/23/22 - 9/22/22	18,368,240	16,071,000
FY 21/22 TOTAL	220,430,281	218,633,000
<i>Difference</i>	<i>(1,797,281)</i>	

9/23/22 -10/22/22	18,749,440	20,332,000
10/23/22 -11/22/22	17,049,550	14,905,000
11/23/22 -12/22/22	12,491,170	13,238,000
12/23/22 -1/22/23	13,330,570	12,693,000
1/23/23 - 2/22/23	11,866,160	10,835,000
2/23/23 - 3/22/23	14,016,520	16,643,000
3/23/23 - 4/22/23	18,446,370	17,578,000
4/23/23 - 5/22/23	15,274,560	15,672,000
5/23/23 - 6/22/23	19,634,510	22,102,000
6/23/23 - 7/22/23	28,082,680	30,635,000
7/23/23 - 8/22/23	29,969,030	28,061,000
8/23/23 - 9/22/23	23,136,240	22,960,700
FY 22/23 TOTAL	222,046,800	225,654,700
<i>Difference</i>	<i>3,607,900</i>	

09/23/23 - 10/22/23	18,065,750	17,897,400
10/23/23 -11/22/23	13,789,780	13,722,000
11/22/23 -12/22/23	12,696,230	13,091,000
12/22/23 - 01/22/24	12,471,950	12,863,000
01/22/23 - 02/22/24	11,702,580	12,086,900
FY 23/24 TOTAL	68,726,290	69,660,300
<i>Difference</i>	<i>934,010</i>	

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT
GENERAL MANAGER'S REPORT
WRITE-OFF LIST

February 2024

(There are no write-offs for this period)

Blockhouse MUD Write Offs Fiscal Year

	2020/21	2021/22	2022/23	2023/24
OCTOBER				
WRITE-OFF	\$ -	\$ 303.96	\$ -	\$ -
COLLECTED	\$ -	\$ -	\$ -	\$ -
NOVEMBER				
WRITE-OFF	\$ 615.78	\$ -	\$ -	\$ 720.54
COLLECTED	\$ -	\$ -	\$ -	\$ -
DECEMBER				
WRITE-OFF	\$ -	\$ -	\$ -	\$ -
COLLECTED	\$ -	\$ -	\$ -	\$ -
JANUARY				
WRITE-OFF	\$ -	\$ 114.39	\$ -	\$ 119.60
COLLECTED	\$ -	\$ -	\$ -	\$ -
FEBRUARY				
WRITE-OFF	\$ 604.06	\$ -	\$ -	\$ -
COLLECTED	\$ -	\$ -	\$ -	\$ -
MARCH				
WRITE-OFF	\$ -	\$ -	\$ -	\$ -
COLLECTED	\$ -	\$ -	\$ -	\$ -
APRIL				
WRITE-OFF	\$ -	\$ -	\$ -	\$ -
COLLECTED	\$ -	\$ -	\$ -	\$ -
MAY				
WRITE-OFF	\$ -	\$ -	\$ -	\$ -
COLLECTED	\$ -	\$ -	\$ -	\$ -
JUNE				
WRITE-OFF	\$ -	\$ -	\$ -	\$ -
COLLECTED	\$ -	\$ -	\$ -	\$ -
JULY				
WRITE-OFF	\$ 687.97	\$ -	\$ -	\$ -
COLLECTED	\$ -	\$ -	\$ -	\$ -
AUGUST				
WRITE-OFF	\$ -	\$ -	\$ -	\$ -
COLLECTED	\$ -	\$ -	\$ -	\$ -
SEPTEMBER				
WRITE-OFF	\$ -	\$ -	\$ -	\$ -
COLLECTED	\$ -	\$ -	\$ -	\$ -
TOTAL COLLECTIONS:	\$ 1,907.81	\$ 418.35	\$ -	\$ 840.14
TOTAL COLLECTED:	\$ -	\$ -	\$ -	\$ -



Date: 3/8/2024

To: Blockhouse MUD

Proposal for Lead & Copper Rule Revisions:

Field Work Services

We appreciate the opportunity to present our proposal for the field work service portion associated with the LCRR. In this second Phase, our goal is to achieve compliance with the revised regulations from the EPA by their deadline of October 16, 2024. Crossroads is committed to identifying all lead service lines while adhering to the highest standards of accuracy and professionalism.

Scope of Services

The Lead & Copper Revised Rule (LCRR) mandates comprehensive data collection and field work to accurately inventory lead service lines. Following data collection, we must conduct field work to physically examine all service lines that we were unable to identify through data analysis.

Our skilled technicians will inspect and document service line material they observe in the field by various excavation methods, performing vacuum excavation first before standard excavation, to ensure accurate information for the inventory.

Pricing

Please note that the pricing for Field Work services will vary based on the specific requirements for each district and the complexity of the task. The following price provides an estimate for your budgeting purposes for Crossroads to visit **549** residential addresses.

Service Type	Pricing Estimate
Field Work (Line Identification, Potholing, Labor, VAC Truck)	Not to Exceed - \$14,000

Contact Us

We look forward to the opportunity to discuss your specific needs and tailor our services to meet your requirements. Please do not hesitate to contact us at LCRR@crossroadsus.com to initiate the next steps or address any questions you may have. Thank you for considering our proposal. We are confident that our expertise and commitment will allow your district to be in compliance with the EPA. We are excited to work together to ensure safe and reliable drinking water for your community.

ESTIMATE

Sagamore Fence & Deck, LLC
 P.O. Box 2985
 Georgetown, TX 78627
 (512) 337-3714



Lisa Sandoval - GM
Job #2302 - BHCR - (Stain ROW Fence)

Estimate #	7536
Date	3/20/2024

Item	Description	Qty	Amount
Sagamore Installed Fences			\$16,044.00
STAIN6	*NEW FENCE NO POWER WASHING 6' Fence STAIN Color: Match Community Color 16405 Lone Wolf Drive 16407 Lone Wolf Drive 16409 Lone Wolf Drive 16502 Jadestone Drive 16412 Jadestone Drive 700 House Creek 704 House Creek 706 House Creek 708 House Creek 710 House Creek 800 House Creek 802 House Creek 804 House Creek 806 House Creek 808 House Creek 810 House Creek 2514 Autrey 2513 Cynthia Ct 3211 Lambrusco 3209 Lambrusco 16314 Kicking Bird Dr 16312 Kicking Bird Dr 16316 Kicking Bird Dr 2400 Hutton Ln And the next one is at a green belt crossing next to 2400 Hutton Ln 16202 Kicking Bird Dr 16204 Kicking Bird Dr 16206 Kicking Bird Dr 16208 Kicking Bird Dr 16300 Kicking Bird Dr 16302 Kicking Bird Dr 16304 Kicking Bird Dr 16306 Kicking Bird Dr	2,292.00	\$16,044.00
Sagamore Phase 8 Fence			\$2,569.00
STAIN6	*NEW FENCE NO POWER WASHING 6' Fence STAIN Color: Match Community Color 1002 Bordeaux Dr 16609 Spotted Eagle Dr 16306 Kicking Bird Dr	367.00	\$2,569.00

AGENDA ITEM #21

Item	Description	Qty	Amount
Fence Previously Installed By Empire			\$3,465.00
STAIN6	*OLD FENCE INCLUDED POWER WASHING 6' Fence STAIN Color: Match Community Color 3117 Port Anne Way 1323 Mojave Bend 6550 Block House Dr 3219 Port Anne Dr	385.00	\$3,465.00

The above prices, specifications, and conditions are hereby accepted. I authorize Sagamore Fence and Deck to perform the work specified. Payment will be made as outlined above. No oral agreement exists outside of this contract. All changes must be made in writing and signed by both parties.

S P E C I A L I N S T R U C T I O N S

Sagamore Fence & Deck

"A people company with a passion for building fences, decks, and communities."



P.O. Box 17126
 Austin, TX 78760
 (800) 375-8375 Toll Free
 (512) 421-1340 Office

texasdisposal.com

**Block House MUD
 2024 Quarterly Operations Reports**

First Quarter 2024						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
January	44	3	2	4	27	1
February	44	3	2	2	23	0
March						
Totals	88	6	4	6	50	1

Second Quarter 2024						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
April						
May						
June						
Totals	0	0	0	0	0	0

Third Quarter 2024						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
July						
August						
September						
Totals	0	0	0	0	0	0

Fourth Quarter 2024						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
October						
November						
December						
Totals	0	0	0	0	0	0

2024 TOTALS	88	6	4	6	50	1
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Block House MUD- 2024 Operations Report

February

Courtesy Pick-ups

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
31139	FISHER	3205	PICTON	2/7/2024	96G TRASH CLEANUP	7706103
31377	CAMPOS	1401	SCOTTSDALE	2/7/2024	96G RECY CLEANUP	7688721

Bulky Waste

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
29804	GREEN	2602	ARMSTRONG	2/28/2024	BULKY WASTE SRVC	7730353
29889	GARZA	611	BEVERLY	2/21/2024	BULKY WASTE SRVC	7724508
29892	LUCA	2500	BEVERLY	2/7/2024	BULKY WASTE SRVC	7703291
29911	CAMPBELL	14907	BIG FALLS	2/28/2024	BULKY WASTE SRVC	7736694
29939	ORCHARD PROPERTY LLC	15100	BIG FALLS	2/28/2024	BULKY WASTE SRVC	7729135
29972	INJAI	16803	BLACK KETTLE	2/21/2024	BULKY WASTE SRVC 6CY	7722868
30057	PETERSON	1307	CABERNET	2/28/2024	BULKY WASTE SRVC	7737558
30110	SMITH	3303	CHAMPAGNE	2/21/2024	BULKY WASTE SRVC	7727489
30182	HARPER MADERE	2409	CHARLEY HARLEY	2/28/2024	BULKY WASTE SRVC	7736435
30274	JONES	16232	COPPER LEAF	2/28/2024	BULKY WASTE SRVC	7759435
30325	RAMIREZ	1205	DILLON LAKE	2/21/2024	BULKY WASTE SRVC	7727480
30377	ROBINSON	15202	ENGLISH RIVER	2/28/2024	BULKY WASTE SRVC	7733115
30483	HORNSBY	2707	GREENLEE	2/28/2024	BULKY WASTE SRVC	7759804
30503	BREDTHAUER	2810	GREENLEE	2/7/2024	BULKY WASTE SRVC 6CY	7712460
30546	OSGOOD	900	HOUSE CREEK	2/7/2024	BULKY WASTE SRVC	7713976
30548	DOUCET	902	HOUSE CREEK	2/7/2024	BULKY WASTE SRVC	7713819
30558	FERRALES	912	HOUSE CREEK	2/21/2024	BULKY WASTE SRVC	7725758
30585	VINEYARD	2506	HUTTON	2/28/2024	BULKY WASTE SRVC	7732451
30624	HARDING	16401	JADESTONE	2/21/2024	BULKY WASTE SRVC	7729937
30642	BELL	16504	JADESTONE	2/28/2024	BULKY WASTE SRVC	7759805
30961	TRUNICK	703	MILTON	2/28/2024	BULKY WASTE SRVC	7730301
30992	MANZANANO	1323	MOJAVE	2/14/2024	BULKY WASTE SRVC	7691426
30992	MANZANANO	1323	MOJAVE	2/14/2024	BULKY WASTE SRVC	7691435
31031	PORTER	1503	MOLSON LAKE	2/21/2024	BULKY WASTE SRVC	7729935
31062	HALEY	1004	MOSER RIVER	2/14/2024	BULKY WASTE SRVC	7721139
31115	KENDRICK	1505	NETTIE	2/14/2024	BULKY WASTE SRVC 6CY	7721781
31130	TULLIUS	2508	PHILLIP	2/28/2024	BULKY WASTE SRVC	7729093
31181	LOGAN	1204	PINE PORTAGE	2/21/2024	BULKY WASTE SRVC	7723398
31197	HESLOP	1230	PINE PORTAGE	2/7/2024	BULKY WASTE SRVC	7703601
31201	DEVITO	1234	PINE PORTAGE	2/21/2024	BULKY WASTE SRVC	7729687
31281	DILLION CHEVALIER	1103	PORT DANIEL	2/28/2024	BULKY WASTE SRVC	7760104
31487	STEADMAN	15006	SNELLING	2/7/2024	BULKY WASTE SRVC	7706749
31497	MONCADA	2408	SOCORRO	2/7/2024	BULKY WASTE SRVC	7714295
31527	BILA	2513	SOCORRO	2/7/2024	BULKY WASTE SRVC 6CY	7706608
31539	HARRIS	2607	SOCORRO	2/28/2024	BULKY WASTE SRVC	7737108
31581	FAUCHEAUX	16414	SPOTTED EAGLE	2/7/2024	BULKY WASTE SRVC	7714429
31630	KIRBY	16724	SPOTTED EAGLE	2/28/2024	BULKY WASTE SRVC	7759498

31667	BARAJAS	2705	SPY	2/14/2024	BULKY WASTE SRVC	7716914
31772	GILL	2418	SUSAN	2/28/2024	BULKY WASTE SRVC	7737375
31787	BASTURA	405	TUMLINSON FORT	2/7/2024	BULKY WASTE SRVC	7669572
31787	BASTURA	405	TUMLINSON FORT	2/8/2024	BULKY WASTE SRVC	7716918
31830	ISPAS	2504	TURTLE RIVER	2/14/2024	BULKY WASTE SRVC	7717610
31933	GRIFFIN	2809	WALKER	2/28/2024	BULKY WASTE SRVC	7731094
31980	CAVANAUGH	2807	WINSLOW	2/21/2024	BULKY WASTE SRVC	7721455

Missed Pick-ups

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
30821	LUNA	3303	LAMBRUSCO	2/21/2024	96G TRASH MISS	7731971
31787	BASTURA	405	TUMLINSON FORT	2/9/2024	96G TRASH MISS	7716615
66380	JAMANO PARK	1301	BLACK KETTLE	2/14/2024	96G TRASH MISS	7722578

Cart Deliveries

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
75957	KELLEY	2604	CLAUDIA	2/29/2024	96G TRASH CART DLVR	7772690
30855	HEISER	16411	LONE WOLF	2/16/2024	96G TRASH CART DLVR	7725416

Cart Swaps

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
29950	MILLER	16604	BLACK KETTLE	2/7/2024	SWAP 9T CART FOR SAME	7705911
30033	CHAMP	17500	BOTTLE SPRINGS	2/7/2024	SWAP 9T CART FOR SAME	7705908
30043	MOFF	17510	BOTTLE SPRINGS	2/7/2024	SWAP 9T CART FOR SAME	7705916
30219	SMITHGALL	2601	CLAUDIA	2/7/2024	SWAP 9T CART FOR SAME	7705924
30282	MORAGN	16806	CREE LAKE	2/28/2024	SWAP 9T CART FOR SAME	7732685
30309	REED	304	DAYNA	2/28/2024	SWAP 9Y CART FOR SAME	7729791
30334	BURLESON	1303	DILLON LAKE	2/7/2024	SWAP 9T CART FOR SAME	7703660
30581	PESEK	2410	HUTTON	2/7/2024	SWAP 9T CART FOR SAME	7705917
30685	RDFN VENTURES	2606	JOHNATHAN	2/7/2024	SWAP 9T CART FOR SAME	7705914
30779	HARRIS	16204	KICKING BIRD	2/14/2024	SWAP 9T CART FOR SAME	7715553
30972	CAGNOLA	16604	MIXTLI	2/28/2024	SWAP 9T CART FOR SAME	7724851
30974	COOK	16606	MIXTLI	2/28/2024	SWAP 9T CART FOR SAME	7724845
31006	DAVILLA	1413	MOJAVE	2/14/2024	SWAP 9T CART FOR SAME	7716475
31296	STOVER	17506	PORT HOOD	2/28/2024	SWAP 9T CART FOR SAME	7732686
31340	STEEN	15007	RED HERON	2/7/2024	SWAP 9T CART FOR SAME	7705937
31445	GODFREY	16303	SNELLING	2/7/2024	SWAP 9T CART FOR SAME	7705923
31472	MCKINNEY	14911	SNELLING	2/7/2024	SWAP 9T CART FOR SAME	7705909
31842	MORGAN	2606	TURTLE RIVER	2/28/2024	SWAP 9T CART FOR SAME	7731732
31881	EARLY	2605	WALKER	2/7/2024	SWAP 9T CART FOR SAME	7708097
31881	EARLY	2605	WALKER	2/28/2024	SWAP 9T CART FOR SAME	7723365
31964	MORGAN	2701	WINSLOW	2/28/2024	SWAP 9T CART FOR SAME	7732683
31996	BONNEMA	15101	ZYANYA	2/14/2024	SWAP 9T CART FOR SAME	7721554
31996	BONNEMA	15101	ZYANYA	2/28/2024	SWAP 9T CART FOR SAME	7724904

Cart Terms

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
n/a						



P.O. Box 17126
 Austin, TX 78760
 (800) 375-8375 Toll Free
 (512) 421-1340 Office

texasdisposal.com

Block House MUD Trash and Recycle Weight Report 2024

1st Quarter 2024

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
January	193.95	71.43
February	128.20	27.17
March		
Total Tonnage for 1st Qtr	322.15	98.60

2nd Quarter 2024

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
April		
May		
June		
Total Tonnage for 2nd Qtr	0.00	0.00

3rd Quarter 2024

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
July		
August		
September		
Total Tonnage for 3rd Qtr	0.00	0.00

4th Quarter 2024

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
October		
November		
December		
Total Tonnage for 4th Qtr	0.00	0.00

Total Yearly Tonnage 2024	322.15	98.60
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Block House MUD February 2024

Estimated Trash Weights

Date	Truck #	Route	Ticket #	Tonnage on Route
2/2/2024	42012	F490	493085	2.05
2/5/2024	44061	F408	493321	12.16
2/5/2024	44061	F408	493347	1.8
2/9/2024	41087	F490	493681	3.22
2/12/2024	41101	F408	493812	6.74
2/12/2024	41101	F408	493869	5.87
2/14/2024	41102	F401	494028	8.46
2/14/2024	41147	F402	494054	13.08
2/14/2024	41104	F410	494075	13.97
2/14/2024	41102	F401	494080	6.4
2/16/2024	42012	F490	494347	1.7
2/19/2024	41101	F408	494547	7.34
2/19/2024	41101	F408	494591	4.54
2/21/2024	41102	F401	494779	8.77
2/21/2024	41147	F402	494815	12.39
2/21/2024	41104	F410	494834	15.93
2/21/2024	41147	F402	494854	4.48
2/23/2024	41087	F490	495074	1.45
2/26/2024	41101	F408	495327	8.81
2/26/2024	41101	F408	495401	5.15
2/28/2024	41102	F401	495603	9.45
2/28/2024	41147	F402	495629	12.79
2/28/2024	41104	F410	495631	14
2/28/2024	41102	F401	495662	7.88
2/28/2024	41104	F410	495684	3.1
2/28/2024	41147	F402	495687	4.61

Total Trash Tonnage 196.14

Total Block House Containers	2266
/Total containers on all routes	3467
<hr/>	
% of Block House Containers in routes	65.36%
Total Tonnage	196.14
X % of Block House containers in routes	65.36%
<hr/>	
Estimated trash tonnage	128.20
<hr/>	

Estimated Recycle Weights

Date	Truck #	Route	Ticket #	Tonnage on Route
2/7/2024	41101	F503	322722	5.98
2/7/2024	41110	F504	322737	6.72
2/14/2024	41087	F504	494065	2.28
2/21/2024	41110	F504	494772	3.79
2/21/2024	41101	F503	494799	3.51
2/21/2024	41101	F503	494856	1.15
2/21/2024	41110	F504	494857	5.85
2/28/2024	41101	F504	495676	0.93

Total Recycle Tonnage 30.21

Total Block House Containers	2195
/Total containers on all routes	2441
<hr/>	
% of Block House containers in routes	89.92%
Total Tonnage	30.21
X % of Block House containers in routes	89.92%
<hr/>	
Estimated recycle tonnage	27.17
<hr/>	

**Block House Municipal Utility District Waste & Recycling Report
February 2024**

Date	Address	Customer Statement	Resolution/Response
2/29/2024	1011 Moses River Dr	Trash service missed	WO for 24-48 hour pickup
2/16/2024	1116 Pine Portage Loop	Trash service missed	WO for 24-48 hour pickup
2/7/2024	405 Tumlinson Fort	Trash service missed	WO for 24-48 hour pickup

Container Actions/Services:

Type Service	Number
Cart Exchanges/Swaps	23
Cart Deliveries	2
Carts Terminated	0
Bulky Pickup Service	44



PROPOSAL

2601 Forest Creek Drive
 Round Rock, TX 78665
 Phone (512) 246-1400 Fax (512) 246-1900

DATE 3/14/2024
Quotation # 1
Customer ID
District ID
TEC ID

Quotation For:
 Blockhouse Storm Drain Cleaning

Quotation valid until: 4/13/2024
Prepared by: Landon Denbow

jvillarreal@crossroadsus.com

Project Scope: MS4 storm drain cleaning and outfall restoration.

Comments or Special Instructions: This is a not to exceed estimate.

MANAGER	P.O. NUMBER	S.O. NUMBER	SHIP DATE	SHIP VIA	TERMS
Villarreal					NET 30

Labor: \$17,434.00

Equipment: \$12,118.40

Materials: \$387.86

Total: \$29,940.26

For Client

 Title Date

For Crossroads
Jorge Villarreal

VP 11/14/2023

 Title Date



PRIORITY LANDSCAPES
 MAKING YOU OUR PRIORITY

Proposal #3669

MS4 - Permit Year 5 Service Proposal of Inlets and Outfalls

Date 3/20/2024

Customer Block House MUD | 2600 S Block House Dr | Leander, TX 78641

Property Block House MUD | 2600 S Block House Dr. | Leander, TX 78641

PO #

Following Quiddity's Fall 2023 MS4 Report:

- 32 out of 84 inlets require cleaning and maintenance.
- 6 inlet markers are missing.
- 3 outlets require sediment and debris removal.

Our proposed actions include:

- Cleaning and maintenance of 26 inlets.
- Replacement of 6 damaged/missing inlet markers.
- Cleaning of 3 outlets to remove sediment and debris.

MS4 Services

Items	Quantity
Labor, Inlet Markers and Disposal	1.00
<hr/>	
PROJECT SUBTOTAL:	\$24,185.00
SALES TAX:	\$0.00
PROJECT TOTAL:	\$24,185.00

Terms & Conditions

By Tripp Hamby

Tripp Hamby

Date 3/20/2024

Priority Landscapes

By _____

Date _____

Block House MUD

CONTRACT ADDENDUM

This Contract Addendum ("Addendum") is incorporated into the attached Proposal 3669 (the "Contract") between Priority Landscapes, LLC ("Contractor") and Block House Municipal Utility District (the "District"). If there is any conflict between the terms of the attached Contract and this Addendum, the terms of this Addendum will control.

1. Interested Parties. Contractor acknowledges that Texas Government Code Section 2252.908 (as amended, "Section 2252.908") requires disclosure of certain matters by contractors entering into a contract with a local government entity such as the District. Contractor confirms that it has reviewed Section 2252.908 and, if required to do so, will (1) complete a Form 1295, using the unique identification number specified on page 1 of the Contract, and electronically file it with the Texas Ethics Commission ("TEC"); and (2) submit the signed Form 1295, including the certification of filing number of the Form 1295 with the TEC, to the District at the same time Contractor executes and submits the Contract to the District. Form 1295s are available on the TEC's website at <https://www.ethics.state.tx.us/filinginfo/1295/>. The Contract is not effective until the requirements listed above are satisfied and any approval or award of the Contract by the District is expressly made contingent upon Contractor's compliance with these requirements. **The signed Form 1295 may be submitted to the District in an electronic format.**

2. Conflicts of Interest. Contractor acknowledges that Texas Local Government Code Chapter 176 (as amended, "Chapter 176") requires the disclosure of certain matters by contractors doing business with or proposing to do business with local government entities such as the District. Contractor confirms that it has reviewed Chapter 176 and, if required to do so, will complete and return Form CIQ promulgated by the TEC, which is available on the TEC's website at <https://www.ethics.state.tx.us/forms/conflict/>, within seven days of the date of submitting the Contract to the District or within seven days of becoming aware of a matter that requires disclosure under Chapter 176, whichever is applicable.

3. Verification Under Chapter 2271, Texas Government Code. If required under Chapter 2271 of the Texas Government Code (as amended, "Chapter 2271"), Contractor represents and warrants that, at the time of execution and delivery of the Contract, neither Contractor, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Contractor that exist to make a profit, boycott Israel or will boycott Israel during the term of the Contract, or are companies that are identified on a list prepared and maintained by the Texas Comptroller of Public Accounts (the "Comptroller") described in Subchapter B of Chapter 808 of the Texas Government Code and posted on the Comptroller's internet website at:

<https://comptroller.texas.gov/purchasing/publications/divestment.php>

The foregoing verification is made solely to comply with Chapter 2271, to the extent such Chapter does not contravene applicable Federal law. As used in the foregoing verification, "boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. Contractor understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with Contractor.

4. Verification Under Subchapter F, Chapter 2252, Texas Government Code. For purposes of Subchapter F of Chapter 2252 of the Texas Government Code (as amended, "Subchapter F"), Contractor represents and warrants that, neither Contractor, nor any wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of Contractor that exist to make a profit, are companies identified on a list prepared and maintained by the Texas Comptroller of Public Accounts (the "Comptroller") described within Subchapter F and posted on the Comptroller's internet website at:

<https://comptroller.texas.gov/purchasing/publications/divestment.php>

The foregoing representation is made solely to comply with Subchapter F, to the extent such subchapter does not contravene applicable Federal law, and excludes companies that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan, Iran, or a foreign

terrorist organization. Contractor understands "affiliate" to mean any entity that controls, is controlled by, or is under common control with Contractor.

5. Verification Under Chapter 2274, Texas Government Code, Relating to Contracts with Companies that Discriminate Against the Firearm and Ammunition Industries. If required under Chapter 2274, Contractor represents and warrants that, at the time of execution and delivery of the Contract, neither Contractor, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Contractor that exists to make a profit, have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association or will discriminate during the term of the Contract against a firearm entity or firearm trade association. The foregoing verification is made solely to comply with Chapter 2274. As used in the foregoing verification, the terms "discriminate against a firearm entity," "firearm entity," and "firearm trade association" have the meanings ascribed to them in Section 2274.001 of the Texas Government Code.

6. Verification Under Chapter 2276, Texas Government Code, Relating to Contracts With Companies Boycotting Certain Energy Companies. If required under Chapter 2276 of the Texas Government Code (as amended, "*Chapter 2276*"), Contractor represents and warrants that, at the time of execution and delivery of the Contract, neither Contractor, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Contractor that exists to make a profit, boycott energy companies or will boycott energy companies during the term of the Contract, or are companies that are identified on a list prepared and maintained by the Texas Comptroller of Public Accounts (the "*Comptroller*") described in Subchapter B of Chapter 809 of the Texas Government Code and posted on the Comptroller's internet website at

<https://comptroller.texas.gov/purchasing/publications/divestment.php>

The foregoing verification is made solely to comply with Chapter 2276. As used in the foregoing verification, "boycott energy companies" means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company: (1) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law or (2) does business with a company described in the preceding section (1).



2600 S Block House Drive
Leander, TX 78641

To: Block House MUD
From: GM Lisa Sandoval
Subject: Services Subcommittee Meeting
Date: Monday, March 11, 2024

Attendees: Lisa Sandoval, Amy Earls, Director Shoemaker and Director Roberts

Scouts - no updates

Maintenance/Engineering

- PEC easement work will be revisited at the March 27th board meeting; more information from David Gray is needed on the easement request around PEC Substation in Tonkawa Park.

Solid Waste

- Amy sent a request to TDS for the same number of dumpsters as last Fall's bulk drop-off for the Spring Bulk drop-off, Scheduled for April 13th, Jumano Park, 9 am - 1 pm

Water/Environmental

- Locates for people digging the fiber lines are being requested by all sub-tier contractors working in the district to install AT&T fiber.
- Crossroads is handling the charges for contractors currently causing issues, whether it be a sewer line hit, a water line hit, or anything to do with Crossroads billing; the district will not see these charges on the district account. Contractors are being billed directly.
- GM and Ben denied the hydrant meter application received from A&A contractors out of Houston the deposit was sent back; they met with the contractor at the Walker house and told him the parameters they would like to see them manage before we approve another hydrant application submitted later.
- We have updated all sub-tier contractors on a possible fine if they are found pulling water from any of the district hydrants.
- Director Roberts - are we back billing?
 - GM - no, we are billing direct
 - Director Roberts - how are they being billed
 - All are located as indicated on the service order, so anytime Crossroads has to go out for line breaks, sub-tier contractors are being billed direct.
- Director Shoemaker - they have created a gas leak and damaged a sidewalk near Creek Run.
- GM – PVC spool reels have been left on district property as well as boring machines left in and near driveways
- GM - outlined with these contractors last week all the things the community is not happy about
- GM – The contractor said they would come in on Mondays with area and location of next fiber install so we can update residents in the neighborhood, 03/11 they did not show up today to give us info.

AGENDA ITEM #25



MEMORANDUM

Date: 03.20.24
To: Block House MUD Board of Directors
From: Lisa Sandoval, General Manager
Subject: General Manager's Report

General Manager Directives:

- 1) Obtain additional quotes for ROW staining in areas fence has been replaced

PR/Communications:

- 1) Social Media posts for February included 15 posts to all mediums
- 2) Welcome Packets are disseminated weekly to new residents - 14 new residents packets were distributed in February.
- 3) Brivo Tags - removed from system after Crossroads move-out (2)
- 4) Brivo Tags - issued (5)
- 5) April Newsletter is being produced in house and will be sent out on the 18th of April with in the Crossroads Utility Invoice and will be posted to the District website, via email and all social media sites
- 6) Subcommittee meeting for March took place on the 13th.
Memo is in the packet

Restrictive Covenants:

- 1) CAM - Restrictive Covenants subcommittee meeting took place 8th of March.

Financial:

- 1) Finance Subcommittee had a meeting on the 25th of March at 10 am. Memo will be added to a supplement packet

Pools:

- 1) Premier Recreation memo is in the packet Marc will not be able to attend the board meeting.
- 2) Guard shack are underway by 1836 Plumbing
T&T Stars and Stripes will complete finish out once plumbing is installed
- 3) Precision Welding is working on stairs and decking at Tumlinson Pool
- 4) Twin Electric has completed all electrical work at both the Tumlinson Pool pump house and guard shack

Landscaping:

- 1) Priority Landscape report is in the packet.



Amenities:

- 1) Amenities Subcommittee was not able to meet with Wilco on the 1st of March.
Memo is in the packet
- 2) Amenities Subcommittee has a regular meeting on the 11th of March.
Memo is in the packet

Operations:

- 1) Crossroads Operational report is in the packet.

Services:

- 1) Services subcommittee meeting took place on the 11th of March, memo is in the packet
- 2) Bid for staining of the replaced ROW fencing around the three mile loop were requested by Sagamore Fence, That1Painter and AusTex.

Reservations:

- 1) None

Solid Waste Services:

- 1) TDS report included in the packet.

Water/Environmental/MS4 Items:

- 1) SpyGlass application training with Crossroads and BHMUD Staff took place on the 11th of March
Matt McCracken will be presenting the completed application via zoom at the board meeting.

Parks:

- 1) Cleaned dumping of debris and wood at TDS dumpster site.
- 2) Power washed Baseball dugouts at Tumlinson Baseball fields in preparation for painting.
- 3) Painted/Restored Baseball dugouts
- 4) Power washed Tonkawa entrance gate.
- 5) Painted Tonkawa gate and Restored reflection on entrance gate.
- 6) Restored dumped shelves from the district into tool shack shelving for reorganization.
- 7) Cleaned and reorganized tool shack at Walker house. * Removed furniture and deteriorated shelves*
- 8) Searched, located and cleaned out 4 homeless camps throughout the district.
- 9) Processed large fallen tree on trails behind Walker house. Removed all wood and vines and dropped them at Jun for future mulching.
- 10) Placed reflection on fence blockade for the HEB center.
Pictures attached.





BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

ATTORNEY DIRECTIVES

(From February 28, 2024 Meeting)

1. Mr. Abbott is to include an item on the March 27 agenda to discuss the replacement of dilapidated columns on the fence line. **Done.**
2. Mr. Abbott is to obtain a proposal from Dave Yanke at NewGen Strategies to undertake a study on the effect of the temporary water rate increases on District revenue. **Done.**
3. Mr. Abbott is to communicate with Mike McKelvey of Trinity AV Solutions regarding the Board's decision to change its security monitoring company. **In process.**
4. Mr. Abbott is to contact Pedernales Electric Cooperative, Inc. to consider a conflict letter in connection with the request for a Utility Easement from Pedernales Electric Cooperative. **Done.**
5. Mr. Abbott is to include an item on the March agenda for consideration of a remote participation policy. **Done.**



March 12, 2024

Ursula Logan, President
Blockhouse Municipal Utility District
2600 Blockhouse Drive
Leander, TX 78641

RE: 2024 Park Bond Projects

Dear Ursula,

Thank you for asking Hitchcock Design Group to submit this proposal for your 2024 Park Bond Projects. We appreciate the opportunity to provide our professional services to you and Blockhouse Municipal Utility District.

PROJECT UNDERSTANDING

Based on an email and phone discussion with Sean Abbott and David Gray, we understand that Blockhouse Municipal Utility District would like to engage Hitchcock Design Group to provide design services for the proposed projects outlined in the amended park plan.

The projects consist of:

- Tonkawa Park Restroom Facility
- Tumlinson Park Playscape
- Trail Improvements (includes trail layout and signage)
- Dog Park improvements

HDG assumes the following for the basis of this proposal:

- HDG has prepared a phased scope of services that is divided into 3 phases of work and can be awarded on an individual basis when desired by The District.
- HDG will coordinate with other project consultants for their work scope as they relate to the landscape architectural design elements within this project, (civil, structural and MEP engineers).
- HDG assumes that any irrigation design/field changes that may be required will be provided by landscape maintenance contractor. We do not anticipate providing new irrigation plans for these projects.
- HDG assumes that the restroom facility at Tonkawa Park be a prefabricated building. If the District decides to do a custom restroom building, we would need to engage an Architect to develop bid documents.
- Structural design for restroom and site elements are excluded from this proposal. HDG would recommend that Structural Engineering drawings be submitted by the restroom manufacturer or contractor in the form of shop drawings for Landscape Architect approval.
- HDG will design all exterior scope related items to meet Federal ADAAG and state accessibility requirements and the effort to submit the project for review will be performed by HDG. The cost for plan review and inspections will be submitted as a reimbursable expense.
- HDG has excluded document revisions relating to design-build contractor work scope, submittals or design changes.
- HDG has excluded document revisions to include as-built information.
- Document deliverables will be prepared utilizing AutoCAD 2021.



SCOPE OF SERVICES

Phase 1

First, during Phase 1, we will prepare a Schematic Landscape Plans and corresponding Landscape Construction Cost Opinion that identify the scale, character, complexity and potential construction cost of the proposed improvements.

Phase 2

Next, during Phase 2, we will prepare Final (Design Development) Landscape Plans that illustrate the hardscape and landscape improvements and Landscape Construction Documents, including drawings and specifications, that will be used to obtain the required permits from the City of Cedar Park and competitively bid and construct the improvements. Each project will have its own set of bid documents.

Phase 3

Finally, Phase 3, we will provide bidding support to respond to questions from bidders and review bids with Engineer as well as provide limited Construction Observation and Contract Close-out services that will help Gray Engineering administer your contract with the Landscape or General Contractor.

Please see the Scope of Services for our step-by-step approach.

PROFESSIONAL FEES

Based on the Scope of Services, the fees to complete the work as outlined are as follows:

Phase 1

Program and Analysis Phase	Included
Schematic Design Phase	\$16,500

Phase 2

Tonkawa Park Restroom Facility	
Design Development Phase	\$8,500
Construction Documentation Phase	\$12,500
Site Development Permit (City of Cedar Park)	Included

Tumlinson Park Playscape	
Design Development Phase	\$18,000
Construction Documentation Phase	\$26,000
Site Development Permit (City of Cedar Park)	Included

Trail Improvements (includes trail layout and signage)	
Design Development Phase	\$12,000
Construction Documentation Phase	\$20,000
Site Development Permit (City of Cedar Park)	Included

Dog Park improvements	
Design Development Phase	\$6,000
Construction Documentation Phase	\$10,000
Site Development Permit (City of Cedar Park)	Included



Phase 3

Tonkawa Park Restroom Facility	
Bidding Phase Support	\$1,500
Construction Observation	\$4,000
Tumlinson Park Playscape	
Bidding Phase Support	\$3,000
Construction Observation	\$12,000
Trail Improvements (includes trail layout and signage)	
Bidding Phase Support	\$1,500
Construction Observation	\$7,000
Dog Park improvements	
Bidding Phase Support	\$1,000
Construction Observation	\$3,000
Total Professional Services:	\$162,500

Reimbursable expenses (TDLR, printing, mileage and courier) will be invoiced in addition to the professional service fees. We recommend setting aside \$10,000 for these expenses.

PROJECT TEAM

I will manage our work locally in Austin Texas. Other members of our firm will participate as needed in order to advance the work in a timely way.

Thank you again for the opportunity to work with you and Blockhouse Municipal Utility District. If you have any questions or wish to discuss this proposal further, please do not hesitate to call.

Sincerely,
Hitchcock Design Group

Trent Rush
Senior Principal



Scope of Services

2024 Park Bond Projects

PHASE 1 SERVICES

The goal for this part of the agreement is to finalize the program and reach consensus on a preliminary design approach for the proposed capital improvements.

A. Program and Analysis Phase

Objective: Confirm the characteristics of the existing resources, the requirements and preferences of the Developer, users, and other stakeholders, and produce a Landscape Program that will be the basis for further design.

Process: Hitchcock Design Group will:

1. (Mtg #1) Participate in a kick-off meeting with you and the other project team members confirming:
 - a. Project area, ownership and access
 - b. District goals, objectives and expectations
 - c. Neighboring property owners, tenant and other stakeholder interests
 - d. Identify program of hardscape and landscape improvements
 - e. Comparable projects and best practices
 - f. Budgeted costs
 - g. District, Civil Engineer, and HDG responsibilities
 - h. Communications protocol
 - i. Preliminary schedule
 - j. Invoicing and payment procedures
 - k. City of Cedar Park Site Development Permit process
2. Review readily available existing maps, plans and data for the project area and the immediate surroundings including:
 - a. Topographic and boundary surveys (base maps)
 - b. Property ownership and easements (base maps)
 - c. Architectural and/or site engineering plans (base maps)
3. Observe and photograph the project area and immediate surroundings in order to identify readily apparent physical conditions and patterns of use.

B. Schematic Design Phase

Objective: Reach consensus with the Project Team (District, Engineer and other Consultants) on the organization, scale, character, cost and construction timing of new hardscape and landscape improvements and prepare schematic design plans to be included in the submittal package to TCEQ.

Process: Hitchcock Design Group will:

1. Using base maps prepared by others and in close collaboration with the Project Team, prepare up to two (2) **Iterations of the Schematic Design Plans** illustrating the



- organization, materials and/or finish, scale and character of the proposed hardscape and landscape improvements for the following projects:
- a. Tonkawa Park Restroom Facility
 - b. Tumlinson Park Playscape
 - c. Trail Improvements (includes trail layout and signage)
 - d. Dog Park improvements
2. (Mtg #2) Review the schematic design recommendations with the Project Team. Identify improvement priorities to advance for phase 2 services.
 3. Submit our refined recommendations and improvement priorities with the District.

Deliverable: **Schematic Design Plans**, (size TBD, color, PDF) for your use and reproduction in submitting to TCEQ

PHASE 2 SERVICES

A. Design Development Phase

Objective: Based on the approved Schematic Plan, and in close collaboration with the Project Team, finalize the design of the hardscape and landscape improvements and prepare the documents.

Process: Hitchcock Design Group will:

1. In close collaboration with the Project Team, update the base map and finalize **Hardscape and landscape Design Development Documents** including plan view drawings, cross sections and narrative specification illustrating and describing the final size, horizontal and vertical organization, materials and/or finishes of the proposed hardscape improvements for the following projects:
 - a. Tonkawa Park Restroom Facility
 - b. Tumlinson Park Playscape
 - c. Trail Improvements (includes trail layout and signage)
 - d. Dog Park improvements
2. (Mtg #3 and #4) Review our recommendations with the Project Team.
3. Submit our recommendations to the District.

Deliverable: **Hardscape and Landscape Design Development Plans** (size TBD, ACAD files).

B. Construction Documentation Phase

Objective: Finalize the construction documents that will be used to permit bid, and construct the approved hardscape and landscape improvements.

Process: Hitchcock Design Group will:

1. Using updated base maps, finalize **Landscape Construction Drawings and Specifications** that will be used to permit, bid and construct the approved hardscape and landscape improvements for the following projects:
 - a. Tonkawa Park Restroom Facility



- b. Tumlinson Park Playscape
 - c. Trail Improvements (includes trail layout and signage)
 - d. Dog Park improvements
2. (Mtg #5) Review the documents with the Project Team.
 3. Revise the documents as may be appropriate.
 4. (Mtg #6) Review the documents with Project Team.
 5. Revise and submit final Landscape Construction Drawings and Specifications to the Developer and Architect.

Deliverable: **Landscape Construction Drawings and Specifications** (size TBD, ACAD and PDF files) for use and reproduction

C. Permitting Phase

Objective: The objective is to obtain the required permits.

Process: The Hitchcock Design Group team will:

1. Prepare and assemble **Landscape Site Development Permit Documents** including:
 2. Coordinate with the Civil Engineer to develop a site plan submittal for the City. The submittal will include landscape drawings and associated calculations that are required by the City.
 3. We will address all landscape comments generated by the City and will revise the landscape plan accordingly. If necessary, we will represent the Client at City negotiation meetings. Any non-landscape related changes to the original site plan submittal will be billed as additional services.
 4. Submit Permit Documents to Civil Engineer to be included the site development permit submittal.
 5. Communicate with Civil Engineer as necessary to Discuss Review Letter(s) received from regulatory agencies.
 6. Make Authorized Revisions to the appropriate Permit Documents and resubmit to the respective regulatory agencies.

Deliverables: **Permit Documents, Revisions**



PHASE 3 SERVICES

During the public bidding phase, HDG will respond to questions from bidders and review bids with Engineer. Following award of the work to a Contractor, Hitchcock Design Group will provide these Construction Services until Final Acceptance of the work, or until 60 days after Substantial Completion of the work, whichever occurs first.

A. Observations

Objective: Become familiarized with the progress and quality of the Contractors' work and to determine if the work is proceeding in general conformance with the Contract Documents.

Process: During construction, Hitchcock Design Group will:

1. Observe the work at intervals appropriate to the stage of construction and prepare written **Field Observation Reports**. Four (4) construction site visits are included in this proposal.
2. Review Contractor submittals and prepare **Submittal Review Memoranda**.

Deliverable: **Field Observation Report** and **Submittal Review Memoranda** (PDF)

B. Contract Close-out

Objective: The objective is to close out the construction contract with the Contractor.

Process: When the work is Substantially Complete, Hitchcock Design Group will:

1. (Site visit #5) Review substantially completed work and prepare one (1) **Punch List**.
2. (Site visit #6) Review and prepare recommendations regarding the Contractor's request for acceptance of completed work.

Deliverable: **Punch List, other written correspondence** (PDF)

OPTIONAL ADDITIONAL SERVICES

Services and meetings not specified in this Scope of Services will be considered Additional Services. If circumstances arise during HDG's performance of this Scope of Services that HDG believes require Additional Services, HDG will promptly notify Client about the nature, extent and probable additional cost of the Additional Services, and perform only such Additional Services following Client's written authorization.

MEMORANDUM

To: Board of Directors - Block House MUD
From: Denise L. Motal
Re: Renewal of Jan-Pro Service Agreement
Date: March 27, 2024

The Jan-Pro Service Agreement will expire on April 30, 2024. Jan-Pro has submitted a Contract Revision for review and consideration by the Board.

Attached is the Contract Revision submitted, as well as pertinent excerpts of the Jan-Pro Service Agreement, the Pricing Agreement, and description of services.

JAN-PRO OF AUSTIN
3305 Northland Drive STE 202
Austin, TX 78731
Phone: (512) 459-1100



Contract Revision

CLIENT NAME: Block House MUD

CLEANING ADDRESS: 2600 Block House Dr.
Leander, TX 78641

SERVICE INCREASE: 5% increase on regular service and yearly floor work,
due to the current market rate.

Service Start Date: _____

Price increase: \$99.00

New Monthly Billing Amount: \$2,082.00

BLOCK HOUSE MUD

By: _____

Print name: _____

Title: _____

Date _____



JAN-PRO SERVICE AGREEMENT

This Agreement, dated 12 May 2017 is made between JAN-PRO OF AUSTIN ("JAN-PRO") and BLOCK HOUSE MUNICIPAL UTILITY DISTRICT ("CLIENT"). Both JAN-PRO and CLIENT agree that JAN-PRO will begin service on 1 May 2017 with the following terms and conditions:

1. The cleaning services shall be performed for the number of days and pricing as agreed in the attached "Pricing Schedule, which Pricing Schedule may be modified with the agreement of both parties.
2. Services performed are agreed between JAN-PRO and CLIENT as per the "Cleaning Schedule," which may be modified with the agreement of both parties.
3. JAN-PRO will provide all chemicals, equipment, labor and supervision. CLIENT will provide all restroom paper products, hand soap, and can liners.
4. This business contract agreement is obtained by JAN-PRO for the business benefit of a JAN-PRO Franchisee who hereby agrees to comply with the terms and conditions of this agreement. The Franchisee selected to service this CLIENT will be announced prior to the start date of service.
5. In the event CLIENT moves office to a new location, contract will automatically transfer to the new location with the same terms and conditions stated above and below. If CLIENT'S new office size increases or decreases or CLIENT'S new offices requires a scope of work changes, JAN-PRO will make pricing adjustments to reflect such changes.
6. CLIENT agrees to verbally notify JAN-PRO of any non-performance prior to written notification.
7. CLIENT agrees that during the term of this agreement and for 1 year after termination of this agreement, will not employ directly or indirectly any employees, agent representatives, Franchisees, or former Franchisees of JAN-PRO.
8. This agreement is for a term of one (1) year. The agreement shall be automatically renewed on the anniversary date, with the same terms and conditions, unless either party shall give written notice of termination, at least thirty (30) days prior to said anniversary date. Otherwise, this agreement may be terminated for non-performance only, and the terminating party must give the other party written notice specifying in detail the nature of any defect in performance. The non-terminating party shall have five (5) days to cure, to the reasonable satisfaction of the terminating party. If satisfaction is not achieved at the end of the fifth (5) day, the terminating party shall notify the non-terminating party in writing of failure to cure, and the agreement shall terminate twenty-five (25) days from date of said notice. All written notices must be timely and via certified mail.
9. Terms: Invoices are sent out on the 1st of each month, with current payment due by the 15th of that month, delinquent by the 1st of the following month. A finance charge of 1.5% per month (minimum \$15.00) will be assessed on all delinquent accounts.
10. In addition to any other rights JAN-PRO may have, JAN-PRO is entitled to all costs of collection, including reasonable attorney fees, paralegal fees, collection agency fees, that JAN-PRO incurs to collect any outstanding invoice amount that is past due.
11. In the event CLIENT terminates this Agreement for any reason other than Non-Performance, as described above, CLIENT agrees to pay, as liquidated damages, an amount equal to 50% of the total minimum sum stated in the Pricing Schedule multiplied by the number of months remaining under this Agreement.
12. JAN-PRO annually observes the following federally recognized holidays: New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving, and Christmas. There shall be no service rendered on these days nor will there be any credit for these Holidays.

CLIENT

By: [Signature]

Print Name: Vanessa Longoria-Carter

Title: Board President

JAN-PRO

By: [Signature]

Name: Steve Nelson

Title: President/Owner



PRICING AGREEMENT

CLIENT NAME: Block House Municipal Utility District

MAIN CLEANING ADDRESS: 2600 Block House Dr.
Leander, TX 78641

DAYS PER WEEK SERVICED: 7 (except the Walker House and Jumano Center, which are serviced 1 day per week)

Monthly Billing Amount: \$1,975

*Initial VL

CLIENT

JAN-PRO

Date: 12 May 2017

Date: 12 May 2017

By: [Signature]

By: [Signature]

Print Name: Vanessa Longoria-Carter

Name: Steve Nelson

Title: Board President

Title: President/Owner

**JAN-PRO CLEANING SYSTEMS
SERVICE AGREEMENT ADDENDUM
ATTACHMENT A**

This Cleaning Agreement Addendum ("Addendum") supplements the Jan-Pro Cleaning Systems Service Agreement ("Agreement") to which it is attached.

1. **Cleaning Schedule:** Cleaning frequency for the facilities listed in the Agreement shall be as described in the Block House Municipal Utility District Janitorial Services Agreement – Scope of Services attached hereto as Attachment B.

2. **Terms:** In lieu of provision 9 of the Agreement, substitute the following: "Invoices are sent out on the 1st of each month, with current payment due, along with any applicable finance charge assessed for delinquency, in accordance with Texas Government Code Chapter 2251, "Prompt Payment Act," applicable to Texas governmental entities, including the Block House Municipal Utility District ("District" or "Client")."

3. **Termination:** Provision 11 of the Agreement does not apply and the District will not pay liquidated damages under the Agreement.

4. **Compliance with Applicable Laws and Requirements:**

A. **Applicable Regulations.** In performing services under this Agreement, the Contractor will comply with all applicable federal, state, county and city statutes, ordinances, and regulations.

B. **Conflict of Interest.** Contractor acknowledges that Chapter 176 of the Texas Local Government Code ("Chapter 176") requires the disclosure of certain matters by contractors doing business with or proposing to do business with local government entities such as the District. Contractor confirms that it has reviewed Chapter 176 and, if required to do so, will complete and return FORM CIQ promulgated by the Texas Ethics Commission (the "TEC"), which is available on the TEC website at <https://www.ethics.state.tx.us/forms/CIQ-New-2015.pdf> to the District within seven days of the date of submitting this Agreement to the District or within seven days of becoming aware of a matter that requires disclosure under Chapter 176, whichever is applicable.

C. **Disclosure of Interested Parties.** Contractor acknowledges that Section 2252.908 of the Government Code ("Section 2252.908") requires disclosure of certain matters by contractors entering into a contract with a local government entity such as the District. Contractor confirms that it has reviewed Section 2252.908 and will complete FORM 1295 and certification of filing, promulgated by the TEC, which is available on the TEC website at <https://www.ethics.state.tx.us/tec/1295-Info.htm>, and submit it to the District at the time the contractor executes and submits this Agreement to the District.

5. **Indemnification:** THE CONTRACTOR AGREES TO WHOLLY INDEMNIFY, DEFEND, AND HOLD HARMLESS THE DISTRICT FROM ALL CLAIMS, LOSSES,

EXPENSES, AND LIABILITIES (INCLUDING REASONABLE ATTORNEYS' FEES AND LITIGATION EXPENSES) ARISING OUT OF DAMAGE TO PROPERTY, INJURY TO OR DEATH OF PERSONS (INCLUDING THE PROPERTY AND PERSONS OF THE PARTIES AND THEIR AGENTS, SERVANTS, CONTRACTORS AND EMPLOYEES), OR LOSS OF USE OF PROPERTY, LOSS OF REVENUE, OR OTHER ECONOMIC LOSSES ARISING FROM OR RELATING TO THE SERVICES TO BE PERFORMED BY THE CONTRACTOR UNDER THIS AGREEMENT. THE OBLIGATIONS IN THIS PARAGRAPH APPLY WHETHER ALLEGED OR ACTUAL NEGLIGENT ACTS OR OMISSIONS OF THE DISTRICT CAUSED THE LOSS IN WHOLE OR IN PART. IN THE EVENT OF ANY JOINT OR CONCURRENT LIABILITY BETWEEN THE DISTRICT AND CONTRACTOR, THE PARTIES AGREE THAT CONTRACTOR'S OBLIGATION HEREIN WILL BE REDUCED BY THE PERCENTAGE OF NEGLIGENCE OR FAULT APPORTIONED TO THE DISTRICT. THESE OBLIGATIONS INCLUDE, WITHOUT LIMITATION, CLAIMS BY THE CONTRACTOR'S EMPLOYEES AGAINST THE DISTRICT.

6. In case of any conflict between this Addendum and other provisions of the Agreement, this Addendum controls.

CLIENT
BLOCK HOUSE MUNICIPAL UTILITY
DISTRICT

JAN-PRO

By: 

By: 

Printed Name: Vanessa Longoria-Carter

Name: Steve Nelson

Title: Board, President

Title: President/Owner

BLOCK HOUSE MUD JANITORIAL SERVICES AGREEMENT – SCOPE OF SERVICES

At all locations except Tonkawa Park, the scope of services includes the following tasks, as applicable; frequency is determined by location:

- Clean toilets, sinks, and mirrors in restrooms
- Clean countertops, cabinets, sink, and outer surfaces of kitchen appliances
- Clean tables
- Clean walls and doors as/where needed
- Replenish soap and paper products
- Sweep and damp-mop wood floors
- Vacuum carpets
- Sweep and mop (ceramic or VCT) tile floors
- Sweep and hose down concrete floors in restrooms; sweep out standing water
- Sweep and remove debris from areas surrounding entrances to buildings and/or restrooms
- Empty trash cans and recycle bins; replace trash bags as needed, and remove trash bags
- Check inventory of cleaning supplies and notify General Manager of items for purchase order

The Walker House (approximately 2400 sq. feet and located at 2600 Block House Drive) is an historical building which houses the District office. The Board room is used for monthly, special, and subcommittee meetings of the Block House MUD Board of Directors, and for other community organization meetings on a monthly basis. The Walker House is also available for rental. Cleaning must be scheduled so as not to conflict with scheduled use. The floors in the main rooms of the Walker House are antique pine and should not be mopped with soap and water; damp-mop only.

Facility

Flooring	Toilets	Sinks	Showers	Mirrors	Water Fountains	Windows	Stock		Other notes
							Paper	Products	
Wood Tile Stone	2	3	0	2	0	Y	Y	Weekly	Kitchen / Antique Pine Floor
<p>Weekly Services:</p> <ul style="list-style-type: none"> All applicable services detailed above Clean glass entry doors (office and main entry), inside and out Wipe down window sills <p>Monthly Services:</p> <ul style="list-style-type: none"> Dust: <ul style="list-style-type: none"> mantles chair rails décor ceilings ceiling fans blinds light fixtures baseboards Clean handrails, doors, door jams Clean glass entry doors along front and back porches, inside and out Polish wood furniture Vacuum upholstery <p>Annual Services:</p> <ul style="list-style-type: none"> Defrost and clean mini-fridge in Board room Vacuum under and behind refrigerator in kitchen Vacuum vents Deep clean stone in porch (floor machine) Deep clean tile in restrooms (floor machine) Remove, clean, and reinstall all screens; clean windows inside and out 									

Walker House
2600 S. Block House Dr.

Facility	Tumlinson Park (located at 2600 Block House Drive) is served by a public restroom and four water fountains. The park is highly used by District residents. There is no lighting in the park after 10 p.m. in the pavilion and sport court areas and no lighting after dark in the playscape and practice field areas.									
	Flooring	Toilets	Sinks	Showers	Mirrors	Water Fountains	Windows	Stock Paper Products	Frequency	Other notes
Tumlinson Park and Sport Courts 2600 S. Block House Dr.	Concrete	1	1	0	1	4	N	Y	Daily (7)	Fountains are not lit after dark / after 10
	<u>Daily Services:</u> <ul style="list-style-type: none"> Restrooms All applicable services detailed above Clean and disinfect water fountains (4) 									
Tumlinson Pool (located at 2800 Block House Drive) is open May through September. The pool was renovated in 2016 and has experienced high-volume attendance following completion of the project.										
Tumlinson Pool 2600 S. Block House Dr.	Flooring	Toilets	Sinks	Showers	Mirrors	Water Fountains	Windows	Stock Paper Products	Frequency	Other notes
	Concrete	5 + 1 urinal	4	Outdoor	2	2	Y	Y	Daily (7) in season	Guard room
<u>Daily Services:</u> <ul style="list-style-type: none"> Restrooms All applicable services detailed above Clean and disinfect water fountains (2) located inside and outside of pool enclosure Wipe down exterior glass and ledge on guard room windows 										
<u>Semi-Annual Services</u> <ul style="list-style-type: none"> Power wash restroom tile Power wash pool deck at restroom entrance Clean vents in restrooms and in guard room Clean guard room windows inside and out 										

Facility	Apache Pool (located at 3100 Block House Drive) is a heated pool used year-round by District residents and local swim teams. There are several swim meets at the pool between May and October, and the restrooms must be stocked in preparation for the high-attendance events. Cleaning should be scheduled so as not to conflict with scheduled use. Paper products and soap for this and other District facilities are stored on-site at this site.									
	Flooring	Toilets	Sinks	Showers	Mirrors	Water Fountains	Windows	Stock Paper Products	Frequency	Other notes
Apache Pool 3100 Block House Dr.	Concrete	3 + 1 urinal	2	2	2	3	Y	Y	Daily (7)	Guard room
	<p><u>Daily Services:</u></p> <ul style="list-style-type: none"> Restrooms All applicable services detailed above Spray for mold in showers Clean and disinfect water fountains (3) located inside and outside of pool enclosure Wipe down exterior glass and ledge on guard room windows <p><u>Monthly Services:</u></p> <ul style="list-style-type: none"> Check inventory of cleaning supplies and notify General Manager of items for purchase order <p><u>Annual Services:</u></p> <ul style="list-style-type: none"> Power wash restroom tile Power wash pool deck at restroom entrance Clean vents in restrooms Clean guard room windows inside and out 									
Tonkawa Park (located at 301 Susan Lane) is a large open space with playing fields and a playscape. There is one water fountain at the park.										
Tonkawa Park 301 Susan Lane	Flooring	Toilets	Sinks	Showers	Mirrors	Water Fountains	Windows	Stock Paper Products	Frequency	Other notes
	N/A	0	0	0	0	1	N	N	Daily	
<p><u>Daily Services:</u></p> <ul style="list-style-type: none"> Clean and disinfect water fountain (1) 										

Facility

The Jumano Community Center (approximately 750 sq. ft. and located at 1301 Block House Drive) is used primarily by Scout troops for weekly meetings, and for other small-group activities. Cleaning must be scheduled so as not to conflict with scheduled use.

Flooring	Toilets	Sinks	Showers	Mirrors	Water Fountains	Windows	Stock		Other notes
							Paper	Products	
VCT	1	2	0	1	0	Y	Y	Weekly	
<p>Jumano Community Center 1301 Block House Dr.</p>									
<p><u>Weekly Services:</u></p> <ul style="list-style-type: none"> All applicable services detailed above Wipe down window sills Empty trash can(s) and recycle bin(s); replace trash bags as required and remove trash Clean surface of metal trash can outside front door 									
<p><u>Monthly Services:</u></p> <ul style="list-style-type: none"> Dust: <ul style="list-style-type: none"> ceilings ceiling fans blinds light fixtures baseboards 									
<p><u>Annual Services:</u></p> <ul style="list-style-type: none"> Deep clean and wax/polish VCT floor (floor machine) Clean windows inside and out Vacuum vents Clean and remove debris from fluorescent light fixtures Power wash front of building and front porch 									

YOUR CLEANING SCHEDULE

Working for You



JAN-PRO combines our vigorous cleaning and tracking procedures with a cleaning schedule customized for your specific needs. The following schedule has been specifically designed for your company.

NIGHTLY CLEANING SCHEDULE

At all locations except Tonkawa Park; the frequency is determined by location

- Dust horizontal surfaces of desks, credenzas, tables, filing cabinets etc.
- Spot clean horizontal surfaces for removal of spillage, marks, and rings.
- Empty all trash cans and recycle bins, and take trash to be disposed of off-site. Replace liners.
- Clean fingerprints and smudges from entrance glass and entry doors.
- Spot clean fingerprints and smudges from partition glass.
- Clean and sanitize break room sinks, if applicable.
- Clean and sanitize drinking fountains. This includes the fountain at Tonkawa Park.
- Wipe down break room tables and counters.
- Dust mop and mop all hard surface floors.
- Sweep and damp mop wood floors.
- Vacuum all high traffic carpeted areas.
- Sweep and remove debris from areas surrounding entrances to the buildings and/or restrooms.
- Report all maintenance issues in Log Book.

RESTROOMS

- Empty trash receptacles and wash, if necessary.
- Disinfect door handles, partition handles, and light switches.
- Clean all dispensers, mirrors, and fixtures.
- Clean and disinfect sinks, toilets, urinals and toilet seats.
- Spot clean walls and partitions to remove smudges and marks.
- Restock all paper products and hand soap.
- Sweep and mop floor with disinfectant.
- Sweep and hose down concrete floors in restroom; sweep out standing water.

YOUR CLEANING SCHEDULE

Working for You



WEEKLY CLEANING SCHEDULE (Including Nightly Cleaning Schedule)

- Thoroughly dust all horizontal surfaces of office furniture, including desks, computer monitors, tables, file cabinets, windowsills, and wall hangings.
- Wipe clean all telephone receivers and dust the bases.
- Clean and polish break room sinks.
- Clean and polish drinking fountains. This includes the fountain at Tonkawa Park.
- Vacuum all carpeted areas wall to wall.
- Thoroughly mop all hard surface floors.
- Wipe down window sills at the Walker House and Jumano Community Center.
- Wipe down exterior glass and ledge on guard room windows at Tumlinson and Apache Pools.

RESTROOMS

- Clean and sanitize the outside of trash receptacles and dispensers.
- Polish all dispensers, mirrors, and bright work.
- High dust tops of doors, partitions, mirrors, and air vents.
- Clean and disinfect restroom partitions and walls around toilets and urinals.

MONTHLY CLEANING SCHEDULE (Including Nightly and Weekly Cleaning Schedules)

- Thoroughly dust all vertical surfaces of office furniture, including desks, tables, chairs, file cabinets, mantles, chair rails, etc.
- High dusting of air vents, tops of doors, door frames, ceiling corners and edges, ceiling fans, light fixtures, etc..
- Dust all baseboards & window blinds
- Vacuum carpeted areas corners and edges.
- Vacuum upholstered furniture to remove dust and lint.
- Polish wood furniture in the Walker House.
- Clean spots/smudges from walls.
- Check inventory of cleaning supplies and notify GM of items for purchase order at Apache Pool.

YOUR CLEANING SCHEDULE **Working for You**



SEMI-ANNUAL CLEANING SERVICES **Tumlinson Pool**

- Power wash restroom tile.
- Power wash pool deck at restroom entrance.
- Clean guard room windows, inside and out, and the window ledges

ANNUAL CLEANING SERVICES **Walker House**

- Defrost and clean mini-fridge in Board room.
- Vacuum under and behind refrigerator in kitchen.
- Deep clean stone in porch (floor machine).
- Deep clean the tile in the restrooms (floor machine).
- Remove, clean, and reinstall all screens; clean windows inside and out.

Tumlinson Park and Sport Courts

- Power wash restroom tile.
- Power wash steps and sidewalks leading to restroom and pool gate.

Apache Pool

- Power wash restroom tile.
- Power wash pool deck at restroom entrance.
- Clean guard room windows, inside and out.

Jumano Community Center

- Strip and wax of VCT floor.
- Clean windows, inside and out.
- Clean and remove debris from fluorescent light fixtures.
- Power was front of building and front porch.

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT SUBCOMMITTEE POLICIES

Subcommittee Assignments. Each director will select committee assignment based on Officer rank in the following order: President, Vice President, Secretary, Treasurer, and then Assistant Secretary. In the second round, the Treasurer is automatically assigned to the Finance committee. Then a second, third, etc. round will continue in the same order until all committee slots and alternates have been assigned. Once all the slots have been assigned, amendments to the committee assignments can be offered and debated. Then the Board will vote to ratify the assignments.

Committees will be comprised of two Board Members with a third Board Member designated as an alternate.

In connection with their assigned responsibilities, the committees will carry out directives of the Board and exercise such authority as they may, from time to time, be specifically delegated by the Board. Otherwise, committees will not be authorized to take or approve any actions on behalf of the Board, approve expenditures of the District's funds, direct District staff or consultants, or participate in that day to day operations or management of the District. For the sake of clarity, unless specifically delegated by the Board, such oversight responsibility will be retained by the full Board and the District General Manager. In the event that a question regarding a committee's authority or a directive to a committee arises, the District General Manager or a member of the committee will request the Board to clarify the issue at the next Board meeting.

In accordance with Section 49.064, Texas Water Code, a committee meeting at which less than a quorum of the Board is present is not subject to the provision of the Texas Open Meetings Act, Chapter 551, Texas Government Code. However, written notes summarizing each committee meeting will be prepared, included in the committee's next report to the Board, and made available for public inspection and copying upon request. Each committee will decide whether, and the manner in which, to give notice of the committee's meetings on a meeting-by-meeting basis, it being recognized and understood that not all committee meetings will be open to the public.

Generally, committee meetings will be attended by the District Manager, or other appropriate department manager, and a District staff person designated by the District Manager who will take notes of the committee meeting. The staff person who takes the notes of the committee meetings will email a draft of the meeting notes to the committee members who attended the meeting for review and approval as soon as practicable after the committee meeting. Committee notes will not be posted separately on the District's website.

All committee members will use best efforts to copy the other committee member(s), the District Manager, and other appropriate District staff on all correspondence regarding committee business and give the other committee member, the District Manager, and other appropriate District staff a reasonable opportunity to participate in all meetings or

communications regarding committee business that take place between a committee member and any District consultant or employee.

No person may act unilaterally on behalf of a committee without the consent of the committee.

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT
CODE OF ETHICS, TRAVEL, AND PROFESSIONAL SERVICES POLICY**

(September 27, 2023)

ARTICLE I

SUBJECT MATTER

This Code of Ethics, Travel, and Professional Services Policy ("Policy") is adopted by the Board of Directors (the "Board") of Block House Municipal Utility District (the "District") under Sections 49.157 and 49.199 of the Texas Water Code and Section 2256.005 of the Texas Government Code. The subject matter of this Policy is addressed by other requirements of Texas law, including those governing public meetings, public records, audits, financial management, disqualifications of Directors, dual office holding limitations, conflicts of interest, self-dealing, and illegal and corrupt practices. This Policy is not intended to supersede or summarize other provisions of applicable law.

ARTICLE II

DEFINITIONS

2.01. Business Entity. "Business Entity" means a sole proprietorship, partnership, firm corporation, holding company, joint stock company, receivership, trust or any other entity recognized by law through which business is conducted.

2.02. Commission. "Commission" means the Texas Commission on Environmental Quality.

2.03. Developer. "Developer" means a developer of property in the District.

2.04. Director. "Director" means a person elected or appointed to serve on the Board.

2.05. District Official. "District Official" means a Director, Officer, or Employee.

2.06. Emolument. "Emolument" means pay or some other benefit, compensation, or thing of value received in exchange for holding an office. For example, free or discounted utility services or a fee of office for meeting attendance could constitute an emolument.

2.07. Employee. "Employee" means any person or Business Entity working for or on behalf of the District.

2.08. Investment Officer. "Investment Officer" means a person appointed by the Board to handle District investments.

2.09. Officer. "Officer" means an elected or appointed officer of the District, including an Investment Officer, who exercises responsibilities beyond those that are advisory in nature.

2.10. Professional Services Procurement Act. "Professional Services Procurement Act" means Subchapter A, Chapter 2254, Texas Government Code, as amended from time to time.

2.11. Public Funds Investment Act. “Public Funds Investment Act” means Chapter 2256, Texas Government Code, as amended from time to time.

2.12. Public Funds Collateral Act. “Public Funds Collateral Act” means Chapter 2257, Texas Government Code, as amended from time to time.

2.13. Substantial Interest. “Substantial Interest” has the same meaning as set forth in Chapter 171, Texas Local Government Code, as amended from time to time. Under Chapter 171, Texas Local Government Code:

A. A person has a Substantial Interest in a Business Entity if the person: (i) owns 10% or more of the voting stock or shares of a Business Entity; (ii) owns either 10% or more or \$15,000 or more of the fair market value of a Business Entity; or (iii) has received funds from the Business Entity that constitute more than 10% of the person’s gross income for the previous year.

B. A person has a Substantial Interest in real property if the person has an equitable or legal ownership interest in the property that has a fair market value of \$2,500 or more.

C. A person also has a Substantial Interest in a Business Entity or real property if he or she is related in the first degree by consanguinity (blood) or the first degree by affinity (marriage), as determined under Chapter 573, Texas Government Code, to a person who has a Substantial Interest in a Business Entity or in real property under Subsections A or B of this Section.

ARTICLE III

CODE OF ETHICS

3.01. Statement of Policy; Purposes of Policy. This Policy has been adopted to establish guidelines for high ethical standards in official conduct by Directors and Officers, and to provide guidance to Directors and Officers in order to instill a high level of public confidence in their professionalism, integrity and commitment to the public interest. Further, this Policy will serve as a basis for disciplining those who refuse to abide by its terms.

3.02. Standards of Conduct.

A. All Directors and Officers must conduct themselves, both inside and outside District service, so as to give no occasion for mistrust of their integrity, impartiality, or devotion to the best interests of the District.

B. All District Officials must conduct themselves with decorum, both at public meetings and in other settings in which he or she may be viewed by the public as acting in an official capacity. All District Officials must treat each other, and any member of the public appearing at any meeting of the Board, with proper courtesy and respect.

C. No District Official may disclose any confidential information, including information gained during any executive session of the Board, without prior written authorization of the Board.

D. No District Official may engage in any conduct prejudicial to the District or that reflects discredit upon the Board.

E. All District Officials must use care when taking any public position on any issue pertaining to the business of the District to distinguish between their individual opinions and the official position of the Board or the District.

F. All Directors must consistently attend all meetings of the Board, including all regularly scheduled work sessions. If a Director fails to attend one-half of the regular meetings of the Board scheduled within a 12-month period, the Director may be removed from the Board by the unanimous vote of the other Directors.

H. The Board shall conduct a minimum two-hour ethics training per year.

3.03. Conflicts of Interest.

A. All Directors and Officers are subject to Chapter 171, Texas Local Government Code, relating to the regulation of conflicts of interest.

B. The District may not transact any business with a Business Entity or involving real property in which a Director or Officer has any interest, whether direct or indirect, without prior approval of the Board, after disclosure by the interested Director or Officer and discussion at a posted Board meeting. If a Director or Officer has a Substantial Interest, the Director or Officer must also file an affidavit disclosing the nature and extent of the interest before any action is taken on the matter in accordance with Chapter 171, Texas Local Government Code.

C. A Director may not participate in discussion or action on a matter involving a Business Entity or real property in which the Director has a Substantial Interest if the Board's action will, or it is reasonably foreseeable to, have a special economic effect on the Business Entity or value of the real estate that is distinguishable from the effect on the public, unless a majority of the Board is likewise disqualified and has filed affidavits disclosing similar interests in the same matter.

D. A Director may not participate in a discussion or action on a matter involving a Business Entity or real property in a manner that will, or is reasonably foreseeable to, have a special economic effect on the Director, such as a matter involving a current or prospective District contractor or subcontractor with whom the Director does, or has done, business, without prior approval of the Board, after disclosure by the Director.

E. A Director or Officer may not act as a surety for a Business Entity that has work, business, or a contract with the District or act as a surety on any official bond required of a District Official.

F. No Director or Officer may represent, directly or indirectly, himself or any private person, Business Entity, group or interest, other than the District, before the Board, except in matters of purely public concern, when doing so without compensation or remuneration.

G. The Board may not appoint or confirm the appointment to any position, or award any contract to, a person related to a member of the Board within the second degree by affinity (marriage) or within the third degree by consanguinity (blood) when the salary or other compensation is paid, directly or indirectly, from District funds, except as provided by Chapter 573, Texas Government Code.

H. Each District Official must file a conflict of interest disclosure statement or conflict of interest questionnaire, as applicable, when required to do so by Chapter 176, Texas Local Government Code.

I. As provided in Section 171.009, Texas Local Government Code, a Director may serve as a member of the board of directors of a private, nonprofit corporation or other non-profit entity if he or she receives no compensation or other remuneration from the nonprofit corporation or other nonprofit entity.

3.04. Disqualification of Directors. As provided in Section 49.052, Texas Water Code, a Director is disqualified from serving as a member of the Board if he or she:

A. is related within the third degree of affinity or consanguinity to a Developer, any other Director, or the manager, engineer, attorney, or other person providing professional services to the District;

B. is an employee of a Developer or any Director, manager, engineer, attorney, or other person providing professional services to the District or a Developer in connection with the District or property located in the District;

C. is a Developer;

D. is serving as an attorney, consultant, engineer, manager, architect, or in some other professional capacity for the District or a Developer in connection with the District or property located in the District;

E. is a party to a contract with or along with the District, except for the purchase of public services furnished by the District to the public generally;

F. is a party to a contract with or along with a Developer relating to the District or to property within the District, other than a contract limited solely to the purpose of purchasing or conveying real property in the District for the purpose of either establishing a permanent residence, establishing a commercial business within the District, or qualifying as a Director; or

G. during his or her term of office, fails to maintain the qualifications required by law to serve as a Director.

3.05. Dual Office Holding Limitations.

A. Constitutional Limitations. Except as permitted by Article XVI, Section 40 of the Texas Constitution, no Director may hold or exercise at the same time, more than one civil office of Emolument.

B. Common-Law Incompatibility. No Director may hold another public office in violation of the common-law doctrine of incompatibility that applies to holding two incompatible positions and prohibits a person from holding certain public offices at the same time because of practical conflicts of interest that might arise, including service as a director of two governmental authorities with overlapping taxing jurisdictions.

ARTICLE IV

TRAVEL EXPENDITURES AND FEES OF OFFICE

4.01. Fees of Office. A director may receive fees of office in an amount equal to the amount of the per diem set from time to time by the Texas Ethics Commission for members of the legislature under Section 24a, Article III of the Texas Constitution for each day the Director actually spends performing duties as a Director. Total fees of office payable to any Director may not exceed the sum of \$7,200 per District fiscal year. This maximum will be determined based on the date the fee of office is earned and not on the date of payment. No Director may receive fees of office if the Director owes any sum of money to the District. Fees of office will be paid only for called meetings of the Board or, upon prior approval of the Board, for subcommittee meetings, approved conferences, or other special projects requested by the Board. In this section, "performing the duties of a Director" means substantive performance of the management or business of the District, including participation in Board and committee meetings and other activities involving the substantive deliberation of District business and in pertinent educational programs. The phrase does not include routine or ministerial activities such as the execution of documents, self-preparation for meetings, or other activities requiring a minimal amount of time.

4.02. Reimbursement of Expenses. Reimbursement for travel expenditures and other expenses incurred by a Director on behalf of the District is subject to approval by the Board.

4.03. Verification. In order to receive fees of office and to receive reimbursement for expenses, each Director must present a verified statement of attendance to the Board indicating the date(s) spent performing the duties of a Director and a general description of the duties performed on each such date, together with all supporting receipts and invoices.

4.04. Conference and Seminar Policy. Directors may attend conferences and meetings at the District's expense only if deemed appropriate by the Board. Each Director will report to the Board on all seminars and conferences attended at the next regular meeting of the Board following the seminar or conference. This report may be oral or written, as determined by the Director. Unless otherwise approved by the Board, each Director attending a conference or meeting must attend all blocks of educational sessions in order to qualify for reimbursement. Subject to prior Board approval and compliance with the other requirements of this Policy, each Director who attends a conference, business meeting, or seminar related to the District business may be reimbursed for travel, lodging, and meal expenses associated with that attendance, as follows:

A. Travel Expenses. Transportation costs, including but not limited to airfare, car rental, taxi fare, and parking incurred while on official District business, will be reimbursed based upon the costs actually incurred by the Director; however, reimbursement for transportation on a common carrier will be limited to tourist/coach rates. Mileage reimbursement for transportation by personal automobile will conform to Internal Revenue Service regulations.

B. Lodging Expenses. Lodging expenses will be reimbursed based upon costs actually incurred by the Director and will not exceed the amount of lodging expense determined to be reasonable and necessary.

C. Meal Expenses. Meal expenses will be limited to the amount determined to be reasonable and necessary.

D. Excluded Expenses. The cost of alcoholic beverages, hotel movies, gifts, laundry and dry cleaning, entertainment, family attending with the Director, personal telephone

calls and all other expenses that are of a personal nature or are not reasonable or necessary to District business will not be paid or reimbursed by the District.

ARTICLE V

PROFESSIONAL SERVICES; BONDS

5.01. Selection. Consultants and Employees retained to provide professional services to the District, including, but not limited to, legal, engineering, management, accounting and tax collection services, will be selected based upon their demonstrated competence and qualifications to perform the services for a fair and reasonable price, and by majority vote of the Board. In selecting attorneys, engineers, auditors, financial advisors or other professional consultants, the District will follow the procedures required by the Professional Services Procurement Act.

5.02. Interested Parties. If required to do so by Section 2252.908, Texas Government Code, attorneys, engineers, auditors, financial advisors, or other professional consultants entering into a contract, renewal, amendment, or extension of a contract with the District will (i) complete a Certificate of Interested Parties ("Form 1295") and electronically file it with the Texas Ethics Commission (the "TEC"); and (ii) submit to the District the signed and notarized Form 1295 including the certification of filing number of the Form 1295 with the TEC, at the time the executed contract is submitted to the District. Any contract that requires a Form 1295 will not be effective until the requirements listed above are satisfied and any award of a contract by the District is expressly made contingent upon compliance with such requirements.

5.03. Bond or Insurance. In order to protect the District against loss of District funds, the District will, in accordance with Section 49.057(e), Texas Water Code, require any Employee who routinely collects, pays, or handles District funds to either (i) provide the District with a bond payable to the District in an amount determined by the Board to be sufficient to safeguard the District; or (ii) obtain and thereafter maintain a policy or policies of insurance, the coverage of which, in the Board's determination, adequately protects the interests of the District.

5.04. Review. The performance of all Employees providing professional services to the District will be regularly monitored and reviewed by the Board. An Employee's performance may be formally reviewed and evaluated by the Board at any time, upon the request of any Director.

ARTICLE VI

BOARD MEETING PROCEDURES

6.01. Regular Meetings. Regular meetings of the Board will be held on the fourth Wednesday of each month, beginning at 6:30 p.m., unless another date and time are approved by the Board. In order to avoid overly long Board meetings which tend to be inefficient and which also result in increased fees being paid to the District's consultants, regular Board meetings will be adjourned at 10:30 p.m. and all agenda items which have not been considered ("Pending Items") will be continued until the next Board meeting, unless a motion to continue the regular meeting beyond 10:30 p.m. is adopted by affirmative vote of a majority of the Board members.

6.02. Unfinished Business. Any Pending Items from a regular Board meeting will be continued to either (i) a special called meeting scheduled by motion adopted by affirmative vote of a majority of the Board members or (ii) the next regular meeting of the Board.

6.03 Parliamentary Procedure. In order to foster an environment of efficient, productive, and comprehensive policy consideration and decision making, Robert's Rules of Order will be utilized to govern parliamentary procedure during Board meetings.

ARTICLE VII

COMPLAINTS AND PROCEDURES FOR VIOLATIONS

7.01. Complaints. All complaints or allegations of violations of this Policy must be made in writing, sworn to before a notary public and filed with the District's attorney. A complaint must describe in detail the act that is complained of, and the specific sections of this Policy alleged to have been violated. A general complaint, lacking detail, will not be sufficient to invoke the procedures in this section, and anonymous complaints will not be considered.

7.02. Initial Determination. Within five business days of receipt of a complaint, the District's attorney will determine if the facts of the complaint, if true, would constitute a violation of this Policy. If the District's attorney determines that the complaint does not contain facts that constitute a violation, the District's attorney will so advise the Board at its next regular meeting.

7.03. Report to the Board. If the District's attorney determines that the complaint contains facts that, if true, would constitute a violation, the District's attorney will present a report to the Board. A majority of the Directors not implicated by the complaint will determine whether the complaint should be considered or rejected.

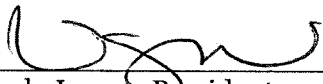
7.04. Consideration by the Board. To consider a complaint, the Board may convene in executive session as permitted by the Texas Open Meetings Act. The Board member implicated by the complaint will have the right to a full and complete hearing, with the right to call witnesses and present evidence. Any final action, decision, or vote will be made in open meeting.

7.05. Discipline. The failure of a Director to comply with the provisions of this Policy will constitute grounds for (i) a reprimand by the other Directors, (ii) removal of the Director from one or more subcommittees of the Board, (iii) required ethics training as approved by the Board, and/or (iv) other measures as determined by the Board.

[Signature Page Follows]

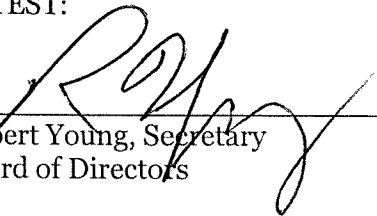
ADOPTED this 27th day of September, 2023.

**BLOCK HOUSE MUNICIPAL UTILITY
DISTRICT**

By: 

Ursula Logan, President
Board of Directors

ATTEST:



Robert Young, Secretary
Board of Directors

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

OPERATOR DIRECTIVES
(From February 28, 2024 Meeting)

1. Mr. Ingallina is to provide a proposal to address the removal of debris and trash from the affected inlets as identified in the Permit Year 5 Dry Weather Screening Inspection Report from Quiddity Engineering, LLC.

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

LANDSCAPE DIRECTIVES
(From February 28, 2024 Meeting)

1. Mr. Hamby is to present a proposal for landscaping of the right-of-way between Nebraska Furniture Mart and Block House Creek Elementary.

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

CONTRACTS AND PROFESSIONAL SERVICES AGREEMENTS

CONTRACT / AGREEMENT	CONTRACTOR	EFFECTIVE DATE	EXPIRATION DATE
Water Supply Contract	City of Cedar Park	March 10, 1995	March 10, 2035
Interlocal Agreement for Plumbing Inspections...	City of Cedar Park	March 14, 2022	March 14, 2027
Wholesale Wastewater Service Contract	City of Cedar Park	September 25, 2002	September 25, 2032
Fire Protection Agreement	City of Cedar Park	September 18, 2023	September 30, 2028
Agreement with Leander ISD Regarding Use of Apache Pool	Leander ISD	June 1, 2022	May 31, 2025
Pool Use Agreement	Tidal Waves at BHC	_____, 2023	July 15, 2026
Pool Services Agreement	Premier Recreation Management Services, LLC	October 1, 2023	September 30, 2024
Amended and Restated General Management Services Agreement	Crossroads Utility Services, LLC	August 1, 2023	September 30, 2024
Operations Services Agreement	Crossroads Utility Services, LLC	October 1, 2023	September 30, 2025
Landscape Maintenance Agreement	Priority Landscapes, LLC	November 1, 2023	October 31, 2024
Amended and Restated Agreement for Bookkeeping Services	Municipal Accounts & Consulting, L.P.	November 1, 2021	October 31, 2024
Amended and Restated Solid Waste Collection and Disposal Services Agreement Amendment No. 1... Amendment No. 2... Amendment No. 3... Amendment No. 4...	Texas Disposal Systems, Inc.	June 1, 2018 June 1, 2020 March 1, 2022 October 1, 2022 December 1, 2022	September 30, 2030
Restrictive Covenant Enforcement Services Agreement	Community Association Management, Inc.	October 1, 2023	September 30, 2025
Information Technology Consultant Agreement	Chris Stanfield	October 25, 2023	November 1, 2024
Jan-Pro Service Agreement	Jan-Pro Cleaning Services	May 1, 2022	April 30, 2024
Towing and Property Sign Agreement	Excellence in Towing, Inc. dba Triton Towing	January 27, 2021	January 26, 2023 - then automatic renewal for two years
Joint Use Agreement for Community Electronic Sign	BHC Owners Association, Inc.	December 1, 2018	November 30, 2021
Standard Agreement with Local Governmental Entity Regarding Off-Duty Contracting of County Sheriff Deputies Deputy Agreements	Williamson County Sheriff's Office Williamson County Sheriff's Office	October 1, 2021 October 1, 2022	September 30, 2022 – three automatic one year renewals – will expire September 30, 2025 Continues in effect until terminated
Engineering Services Agreement	Gray Engineering, Inc. (formerly Gray-Jansing & Associates, Inc.)	November 20, 1991	none
Engagement Letter for Bond Counsel	McCall, Parkhurst & Horton, L.L.P.	February 8, 2012	none
Legal Services Agreement	Armbrust & Brown, PLLC	May 1, 1997	none
Financial Advisory Contract	Public Finance Group LLC	March 26, 2014	none
Tax Collection Agreement	Williamson County	May 24, 2000	none