

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT**

**April 24, 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, April 24, 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/t\\_Wp0tinsWA?feature=share](https://youtube.com/live/t_Wp0tinsWA?feature=share).*

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

<u>AGENDA</u>	<u>ANTICIPATED ACTION</u>
<b>GENERAL</b>	
1. Citizens’ communications;	Informational
<b>CONSENT ITEMS</b> <i>(These items may be approved collectively or individually. Any of these items may be pulled for discussion upon the request of any Board member.)</i>	
2. Minutes of March 27, 2024 regular meeting;	Decision
<b>BHC OWNERS ASSOCIATION</b>	
3. Report from BHC Owners Association;	Informational
<b>WILLIAMSON COUNTY SHERIFF’S OFFICE</b>	
4. Report from Williamson County Sheriff’s Office;	Informational
<b>AMENITIES</b>	
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
7. Report from Amenities Subcommittee;	Informational
8. Report from Amenities/Security meeting and related action;	Informational
<b>PR/COMMUNICATIONS</b>	
9. Report from PR/Communications Subcommittee, including:	Informational
(a) Special events;	Informational
(b) Newsletter;	Decision
10. Transparency;	Decision
11. Resident survey;	Decision
<b>RESTRICTIVE COVENANTS</b>	
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
<b>FINANCE/AUDIT</b>	
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
<b>SERVICES</b>	
18. Report from and directives to Gray Engineering, Inc., including:	Informational
(a) Nebraska Furniture Mart tract;	Informational
19. Report from and directives to Crossroads Utility Services, LLC, including:	Informational
(a) System maintenance and repairs;	Informational
(b) Write-offs;	Decision
20. Proposals for fence removal and replacement – Molson Lake Drive, Mojave Bend, and Copper Leaf Lane, including:	Informational
(a) Sagamore Fence & Deck, LLC – Estimate #7619;	Decision

(b) 512 Outdoor – Estimate 2216;	Decision
21. Sagamore Fence & Deck, LLC proposal for fence staining - Mojave Bend and Copper Leaf Lane - 11 <sup>th</sup> phase – Estimate #7643;	Decision
22. Fluid Meter Service quote for Cla-Val for Pump 3 pump station next to Walker House;	Decision
23. Report from Texas Disposal Systems, Inc.;	Informational
24. Storm Water Management Program (SWMP) under TPDES General Permit TXR040000, including:	Informational
25. Report from Services Subcommittee and related action;	Informational
<b>GENERAL MANAGER REPORT / ITEMS</b>	
26. Report from and directives to General Manager, including:	Informational
(a) Requests for use of facilities;	Informational
<b>LEGAL</b>	
27. Report from and directives to Armbrust & Brown, PLLC;	Informational
28. Bond Application, including Resolution Authorizing Application to the Texas Commission on Environmental Quality for Approval of Project and Bonds;	Decision
29. Consent to representation for request for Temporary Access Easements to Pedernales Electric Cooperative, Inc.;	Decision
30. Order Establishing Revised Water Conservation and Drought Contingency Plan;	Decision
31. Proposal from Cothron’s Security Professionals for Brivo System;	Decision
<b>OTHER DISCUSSION / ACTION ITEMS</b>	
32. Block House Municipal Utility District Subcommittee Policies;	Informational
33. Code of Ethics, Travel, and Professional Services Policy;	Informational
34. Miscellaneous and Board/Subcommittee directives;	Informational
35. 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)



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Attorney for the District

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