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MEMORANDUM

TO: Board of Directors -
Block House Municipal Utility District

FROM: Denise L. Motal
Legal Assistant

DATE: April 18, 2024

RE: Block House Municipal Utility District -
April 24, 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, April 24, 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

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.

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 March 27, 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
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. 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 th 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
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. 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
OTHER DISCUSSION / ACTION ITEMS	
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)



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**

March 27, 2024

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

A meeting of the Board of Directors of Block House Municipal Utility District was held on March 27, 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, who arrived later, thus constituting a quorum. Also present at the meeting were: Ben Ingallina and Lisa Sandoval of Crossroads Utility Services, LLC ("Crossroads"); Sandy Martin of the BHC Owners Association ("OA"); Tripp Hamby of Priority Landscapes, LLC ("Priority"); Chris Stanfield, District IT Consultant; Amanda Stanfield of Tidal Waves at BHC; David Gray of Gray Engineering, PLLC; Trent Rush of Hitchcock Design Group; Ernie Alvarado from AT&T; and Sean Abbott of Armbrust & Brown, PLLC ("A&B"). Tyler Wilson of Municipal Accounts & Consulting, L.P. ("MAC") and Matt McCracken with BGE, Inc. 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. There being none, Director Logan stated that the Board would next consider approving the minutes of the February 8, 2024 special meeting and the February 28, 2024 regular meeting. After discussion, upon motion by Director Shoemaker and second by Director Young, the Board voted 4-0 to approve the February 8 and February 28 minutes, as presented.

Director Logan then stated that the Board would receive a report from the OA and recognized Ms. Martin, who stated that the OA was ready for their annual Easter egg hunt. She then confirmed that the OA would conduct their annual shred day at Tonkawa Park. She concluded by reminding everyone that the OA would be partnering with the District on April 13th for Safety Day.

AGENDA ITEM #2

Director Logan then stated that the Board would receive a report from Premier Recreation Management Services, LLC and recognized Ms. Sandoval. Ms. Sandoval then reviewed the report from Premier, attached as **Exhibit “B”**, with the Board.

Director Logan stated that the Board would next receive a report from Priority Landscapes, LLC and recognized Mr. Hamby, who reviewed the report from Priority, attached as **Exhibit “C”**, and the proposal for clearing of the right-of-way between Nebraska Furniture Mart tract and Block House Creek Elementary (Proposal #3578), attached as **Exhibit “D”**, noting that the activities described in the proposal would be undertaken, as needed, through the end of the District’s fiscal year. After discussion, upon motion by Director Young and second by Director Shoemaker, the Board voted 4-0 to approve Proposal #3578. The Board then generally discussed irrigation, drought contingency considerations, and the variance process. Director Roberts noted that District residents may be confused about watering due to the issues that the City of Leander had experienced with their water supply. **Director Roberts directed Ms. Sandoval to provide messaging to District residents to provide clarity relating to current water use restrictions in the District.**

Director Johnson arrived at the meeting at 6:41 p.m.

Director Logan then stated that the Board would discuss considerations relating to master swim classes and lifeguards. Mr. Abbott reminded the Board that the State of Texas Department of State Health Services had promulgated revised administrative rules in early 2023 regarding the necessity of lifeguards at public pools. He noted that the rules were fairly nuanced and stated that he would provide a report to the Board relating to lifeguards at master swim classes at the Board’s regular April meeting.

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 “E”**.

Director Logan stated that the Board would next receive a report from the PR/Communications Subcommittee, attached as **Exhibit “F”**, and a report on the District resident survey. Director Johnson stated that he was hopeful that the survey would be distributed to residents prior to the next regular Board meeting.

Director Logan stated that the Board would next receive a report from and directives to MAC and recognized Mr. Wilson. Mr. Wilson presented the check register, attached as **Exhibit “G”**, and the supplemental check register, attached as **Exhibit “H”**. He then reviewed payments made since the last Board meeting as well as the three proposed fund transfers, 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.

Director Logan stated that the Board would next receive a report from the Finance/Audit Subcommittee. Director Logan then noted that the District only accepted payment via check for certain items, such as fees associated with reservations of facilities. She recommended that the District consider researching methods by which the District could accept credit card payments.

Director Logan then recognized Mr. Gray in order to receive the engineer’s report. Mr. Gray reviewed his report, attached as **Exhibit “I”**, 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. Mr. Abbott reminded

the Board that Pedernales Electrical Cooperative (“*PEC*”) had requested an additional easement from the District. He confirmed that he had undertaken preliminary communication with an attorney at PEC regarding the matter.

Director Logan then stated that the Board would consider the Drainage Easement Agreement (Nebraska Furniture Mart) and the related Resolution Approving Drainage Easement Agreement with 121 Acquisition Company, LLC, attached collectively as **Exhibit “J”**. Mr. Abbott reviewed the Agreement and the Resolution with the Board. Mr. Gray confirmed that he had reviewed the same and that he had approved the final versions of the documents. After discussion, upon motion by Director Shoemaker and second by Director Johnson, the Board voted unanimously to approve the Drainage Easement Agreement and Resolution Approving Drainage Easement Agreement **and directed Mr. Abbott to undertake all necessary actions relating to the same.**

Director Logan stated that the Board would next discuss park bond considerations. Mr. Gray briefly reviewed considerations relating to the submission of a bond application to the Texas Commission on Environmental Quality (“*TCEQ*”) relating to park facilities. Mr. Rush then reviewed the proposal from Hitchcock Design Group for the 2024 Park Bond Projects, attached as **Exhibit “K”**. Mr. Gray recommended approval of the proposal, noting that it would assist in the submission and consideration of the bond application by TCEQ. After discussion, upon motion by Director Roberts and second by Director Young, the Board voted unanimously to approve the proposal from Hitchcock. **Director Logan then directed the Amenities Subcommittee (Parks) to meet with Mr. Rush regarding the schematic design phase contained in the Hitchcock proposal.** She separately **directed all Board members to provide feedback relating to schematic design considerations as soon as possible.**

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 “L”**. He stated that all lab results were satisfactory. He then noted that he had no write-offs to present at this time. He stated that the District’s water loss was 15.82%, which he noted was up slightly from last month. Mr. Ingallina then noted that the District was currently in Stage 3 of its drought contingency plan, which limited watering to once a week. Mr. Hamby suggested the consideration of a variance for watering of trees and other plants and shrubs within District parks. After discussion, upon motion by Director Roberts and second by Director Young, the Board voted unanimously to extend a variance to the District in consideration of proper watering of trees and shrubs in District parks.

Mr. Ingallina then presented the proposal from Crossroads for Lead and Copper Rule Revisions, attached as **Exhibit “M”**, and requested approval. After discussion, upon motion by Director Johnson and second by Director Shoemaker, the Board voted unanimously to approve the proposal.

Director Logan then stated that the Board would discuss the Storm Water Management Program (SWMP) for TPDES General Permit TXR040000 and recognized Ms. Sandoval, who reviewed the proposal from Crossroads for MS4 storm drain cleaning and outfall restoration, attached as **Exhibit “N”**, as well as the proposal from Priority for MS4 Permit Year 5 Service Proposal of Inlets and Outfalls (Proposal #3669), attached as **Exhibit “O”**. She noted that the proposal from Priority was lower and recommended approval. Upon motion by Director Roberts and second by Director Young, the Board voted 0-4, with Director Roberts abstaining, against the approval of the Crossroads proposal, as presented. After discussion, upon motion by Director Shoemaker and second by Director Young, the Board voted 4-1, with Director Roberts voting “no”, to approve the Priority proposal.

Director Logan then stated that the Board would discuss system and maintenance repairs. She noted that several water lines in the District had been damaged by subcontractors of AT&T as part of the fiber expansion in the neighborhood. Mr. Alvarado then addressed the Board and gave an overview of AT&T's efforts in the District. He admitted that the subcontractors working for AT&T had not done a good job communicating with District residents relating to the project and that he was working with the subcontractors to ensure that communication improved. He then noted that work in the District had been more challenging than expected as the subcontractors had encountered significant deposits of rocks in their boring efforts. Mr. Alvarado emphasized that he would undertake best efforts to improve communication and to work with Ms. Sandoval as they moved forward.

Director Logan stated that the Board would next consider approving the estimate from Sagamore Fence & Deck for fence staining (Estimate #7536), attached as **Exhibit "P"**. After discussion, upon motion by Director Young and second by Director Johnson, the Board voted unanimously to approve Estimate #7536. Director Young noted that certain residents had expressed an interest in doing their own staining of fences. Directors Logan and Roberts stated that they were opposed to residents undertaking staining and noted that such efforts would provide for inconsistencies.

Director Logan then stated that the Board would receive a report from BGE, Inc. regarding the District Asset Management System (the "System") and recognized Mr. McCracken, who stated that all relevant data had been entered into the System. Director Logan complimented Mr. McCracken on his work and expressed excitement about the benefits for the District going forward.

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 "Q"**. **Director Logan then directed Mr. Abbott to review the District's park rules to confirm and consider providing authority to the General Manager to approve requests for use of facilities.**

Director Logan stated that the Board would next discuss the City of Cedar Park's temporary (Stage 3) water rate increase. Mr. Abbott then reviewed the proposal from NewGen Strategies to conduct a water cost service and rate design study, attached as **Exhibit "R"**. After discussion, upon motion by Director Johnson and second by Director Shoemaker, the Board voted unanimously to approve the proposal.

Director Logan then stated that the Board would consider a policy relating to remote participation in Board meetings by Board members, attached as **Exhibit "S"**. Director Logan reviewed the proposed policy and noted several revisions offered by Director Johnson. After discussion, upon motion by Director Johnson and second by Director Logan, the Board voted unanimously to adopt the remote participation policy, with Director Johnson's revisions, and subject to final review and approval by Mr. Abbott.

Director Logan stated that the Board would next consider renewal of the Jan-Pro Service Agreement, Pricing Agreement, and Addendum Attachments. Ms. Sandoval reviewed the JanPro Contract Revision, Service Agreement, Pricing Agreement, and Addendum Attachments, attached as **Exhibit "T"**, and recommended approval. After discussion, upon motion by Director Johnson and second by Director Young, the Board voted unanimously to approve the Jan-Pro Contract Revision, Service Agreement, Pricing Agreement, and Addendum Attachments.

Director Logan then stated that the Board would discuss the Operations Services Agreement. Mr. Abbott reviewed the Amended and Restated Operations Services Agreement, attached as **Exhibit “U”**. After discussion, upon motion by Director Shoemaker and second by Director Young, the Board voted unanimously to approve the Amended and Restated Operations Services Agreement.

Director Logan stated that the Board would next discuss the General Management Services Agreement. Mr. Abbott reviewed the Second Amended and Restated General Management and Park Services Agreement, attached as **Exhibit “V”**. Director Roberts stated concerns about Ms. Sandoval’s status as an exempt employee and the presence of certain provisions in the proposed Agreement relating to overtime pay. After discussion, upon motion by Director Shoemaker and second by Director Young, the Board voted 4-1, with Director Roberts voting “no”, to approve the Second Amended and Restated General Management and Park Services Agreement.

Director Logan then stated that the Board would discuss the fence project/columns. The Board agreed to table such discussion until the next regular Board meeting.

Director Logan then stated that the Board would receive a report from and directives to Community Association Management, Inc. (“**CAM**”). Ms. Sandoval reviewed the report from CAM with the Board, noting possible litigation for property at 2805 Alexander Drive. At 8:11 p.m., Director Logan announced that the Board would convene in executive session to receive legal advice from the District’s attorney regarding the possible litigation, as authorized by Section 551.071 of the Texas Government Code.

At 8:25 p.m., the Board reconvened in open session, and Director Logan stated that no action had been taken in executive session. After discussion, the Board concluded that violations of applicable restrictive covenants existed at 2805 Alexander Drive and that, in their reasonable judgment, such violations materially affected the property values within the District. Upon motion by Director Johnson and second by Director Roberts, the Board voted unanimously to authorize A&B to proceed with a lawsuit for statutory damages, attorney’s fees, and a court order that the violations be cured.

Director Logan stated that the Board would next discuss the Board’s future Board meetings/agenda items. The Board confirmed that the regular meeting of the Board was scheduled for April 24, 2024.

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

* * *

[SIGNATURE PAGE TO MARCH 27, 2024 MINUTES]

(SEAL)

Robert Young, Secretary
Board of Directors

Date: _____

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

NAME: Deputy Derrick Johnson #13763		DATE: 03/01/2024
TIME START: 18:00 Begin Mileage:26370	TIME ENDED: 22:00 Ending Mileage: 26387	TOTAL TIME: 4 Total Mileage: 17

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.

18:00hrs 10-41 patrol Blockhouse MUD.

18:42hrs 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.

18:48hrs Security check at Tonkawa Park. Gates were closed and locked.

19:40hrs Security check Tumlinson park. No sign of criminal mischief. Gates were closed and locked.

19:50hrs Security check at the bike park. Parking lot was clear. No sign of damage to bike ramps. Gates were locked.

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

21:00hrs Security check 16000 blk of Black Kettle Dr

21: 34hrs Security check 3000 blk of Block house Dr

21:55hrs Security check 2100 blk of S Walker Dr

22:00hrs 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: 03-02-2024
TIME START: 0340	TIME ENDED: 0940	TOTAL TIME: 6
BEGINNING MILEAGE: 28686	ENDING MILEAGE: 28740	TOTAL MILEAGE: 54

Location	Violation	Violation	Violation

COMMENTS:

0340hrs Begin Tour of Duty.
 0401hrs 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 track. No issues observed.
 0436hrs 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 park. No one seen walking around in the park. No issues observed.
 0455hrs 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.
 0526hrs Security Check Tumlinson Park. The gate to the park was locked and secured. No vehicles parked in the parking lot. No one seen walking around on the trails. No issues observed.
 0548hrs Security Check Tonkawa Park. The gate to the park is locked and secured. No vehicles parked in the parking lot. No one seen in the park. No issues observed.
 0732hrs Security Check Tonkawa Park. The gate was open. There is a vehicle parked in the parking lot. No one on the playground or on on the track. There was a guy playing fetch with his dog on the soccer field. No issues observed.
 0751hrs Security Check Tumlinson Park. The gate to the park was open. No vehicles parked in the parking lot. There were some people walking around on the trails. No one on the baseball field. No issues observed.
 0821hrs Security Check Jumano Park. The gate to the park was open. There were no vehicles parked in the parking area or in the park. No one seen walking around in the park. No issues observed.
 0845hrs Security Check Bike Trail Park. The gate to the park was open. No vehicles parked in the parking lot. No one riding around on the track. No issues observed.
 0903hrs Security Check Apache Park. There were a few vehicles parked in the parking lot. Tidalwave was having swim practice. No one on the playground. No issues observed.
 0940hrs 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:03/02/2024	
Time Start: 1815	Time Ended: 2215	Total Time: 4.0
Beginning Mileage: 88080	Ending Mileage: 88103	Total Mileage: 23

Location	Violation	Violation	Violation

Comments:

18:15 – Begin Tour of Duty

18:16 – Stepping Stone School check by, all clear.

18:40 – 2556 S US 183, Passerby reported a suspicious vehicle, stating that the vehicle was just outside of Block House, but that the male inside of the vehicle was looking into Blockhouse with binoculars. I made contact with the male, who advised that he was just using the field to test his new binoculars, as he is a hunter and just got new ones. The male did have 3 pairs of binoculars in the truck that appeared to be new. Male and vehicle identified. Event #2024066277.

19:05 – Bike Trail Park check by, locked gates, all clear.

19:15 – Walker House check by, all clear.

19:25 – Tumlinson Park check by, locked gates, all clear.

19:35 – Tonkawa Park check by, locked gates, all clear.

19:40 – Apache Park check by, all clear.

19:50 – Jumano Park check by, locked gates, all clear.

20:45 – Stepping Stone School check by, all clear.

21:00 – Apache Park check by, all clear.

21:25 – 1600 Block Spotted Eagle Dr. Vehicle with trunk wide open and belongings inside. Resident at the house advised that she is aware and was packing up vehicle. Event #: 2024066392

21:40 – Tonkawa Park check by, all clear.

21:45 – Walker House check by, all clear.

22:05 – Elementary school check by, all clear.

22:15 – End tour of duty.

Bryson Mora #16249

Block House Creek M.U.D.

Daily Patrol Report

Name: Deputy Case Winkler #15527	Date: 03/03/2024	
Time Start: 2002	Time Ended: 0202	Total Time: 0600
Beginning Mileage: 65372	Ending Mileage: 65426	Total Mileage: 54

Location	Violation	Violation	Violation

Comments:

2002hrs Begin Tour of Duty

2010hrs 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.

2030hrs 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.

2037hrs Welfare Concern Block House Dr/Tumlinson Fort Dr. Subject advised he will go home. Event #2024067251

2120hrs Security Check Apache park. No vehicles parked in parking lot. No People playing in playground. No issues observed.

2215hrs Security Check Walker House. All doors at Walker house secured. No issues observed.

0202hrs End Tour of Duty

Case Winkler #15527

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

NAME: Detective John Bartlett #15235		DATE: 03-04-2024
TIME START: 1700 hours	TIME ENDED: 2230 hrs	TOTAL TIME: 5 hrs 30 min
BEGINNING MILEAGE: 101478	ENDING MILEAGE: 101529	TOTAL MILEAGE: 51 MILES

Location	Violation	Violation	Violation
1300 Fairlawn Dr	Running 2x Stop Signs		

COMMENTS:

17:00 PM: Begin Tour of Duty Blockhouse MUD
 17:01 PM: Neighborhood Check of Catlin Cove and surrounding neighborhoods.
 17:17 PM: Neighborhood check of Copper Leaf Ln and surrounding neighborhoods.
 17:33 PM: Monitored Traffic on Scottsdale Dr, no major traffic issues observed.
 17:53 PM: Neighborhood Check of Claudia Dr and surrounding neighborhoods.
 18:09 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.
 18:36 PM: Security Check of the Bike Park. All clear and gates locked || All Okay
 18:38 PM: Security Check of Tumlinson Park and pool. Gates locked. || All Okay.
 18:44 PM: Security Check of Tonkawa Park. I could not lock the gates because the field had been reserved through the mud for a team from 18:30-20:00 PM. I told the team that I would be back shortly after 20:00PM to lock up the gate. || All Okay.
 18:57 PM: Security Check of Jumano Park, back building. Back building was in use by Eagle Scouts. Also, there were several people taking advantage of the open gate and using the disc golf course || All Okay.
 19:13 PM: Neighborhood Check of Black Kettle Dr and surrounding neighborhoods.
 19:31 PM: Neighborhood Check of Susan Ln and surrounding neighborhoods.
 19:44 PM: Neighborhood Check of Maderia Cv and surrounding neighborhoods.
 20:03 PM: Security Check of Tonkawa Park. Gates locked. || All Okay.
 20:07 PM: Neighborhood Check of Armstrong Dr and surrounding neighborhoods.
 20:21 PM: Traffic Stop in the 1300 block of Fairlawn Dr for running stop signs. An arrest was made and a report taken. WCSO Report # 2024-03-00139. Cleared the scene around 21:45 hours.
 21:55 PM: Security Check of Jumano Park, back building. Gates Locked. || All Okay.
 22:30 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: Minh Nguyen		DATE: 03/05/2024
TIME START: 1855	TIME ENDED: 2355	TOTAL TIME: 5 hrs
BEGINNING MILEAGE: 120707	ENDING MILEAGE: 120757	TOTAL MILEAGE: 50miles

Location	Violation	Violation	Violation

COMMENTS:

At 1904 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 1919 hours.

At 1920 hours, Deputy conducted a security check at Tonkawa Park. There was no vehicle in the parking lot. Deputy locked the gate Cleared at 1925 hours.

At 1926 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 1930 hours.

At 2035 hours Deputy conducted a security check at Apache Park. Deputy did not see anything suspicious. Cleared at 2041 hours

At 2137 hours Deputy conducted a security check at Block House ES. Deputy checked the front and the back did not see anything suspicious. Cleared 2142 hours

At 2238 hours, Deputy did not see anything suspicious. Cleared at 2245 hours

OFFICER'S SIGNATURE *Minh Nguyen #14660*

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

NAME: Deputy Billy Ray Boggs #4308		DATE: 03-06-2024
TIME START: 16:15PM	TIME ENDED: 21:15PM	TOTAL TIME: 5 HRS
BEGINNING MILEAGE: 41487	ENDING MILEAGE: 41520	TOTAL MILEAGE: 33

Location	Violation	Violation	Violation

COMMENTS: *****OUT FOR FUEL @ NEW HOPE / 183A*****
16:15PM: BEGIN TOUR OF DUTY @ BLOCKHOUSE MUD
16:34PM: CHECKED BH ELEM SCHOOL & PORTABLE BUILDING - STAFF / STUDENTS WERE STILL ONSITE - ALL APPEARED OKAY
16:50PM: CHECKED JUMANO PARK - INTERIOR GATES TO FACILITY & GARDEN WERE CLOSED & SECURED - 1 VEHICLE ONSITE FOR DISC GOLF
17:12PM: CHECKED APACHE PARK & POOL - PARK PLAYGROUND WAS IN USE; POOL STAFF WAS ONSITE
17:17PM: CHECKED TONKAWA PARK - BOTH (N.E. & S.W. FIELDS) WERE IN USE FOR BASEBALL PRACTICE; PARK PLAYGROUND WAS IN USE
17:25PM: CHECKED TUMLINSON PARK & POOL - PARK BASEBALL FIELD & VOLLEYBALL COURT WERE IN USE; POOL WAS CLOSED & SECURED
17:33PM: CHECKED BIKE TRAIL PARK - PARK WAS CLEAR / UNOCCUPIED
18:33PM: CHECKED WALKERHOUSE, COURTS & PAVILLION - WALKERHOUSE WAS SECURED; BASKETBALL & TENNIS COURTS WERE IN USE; PAVILLION WAS CLEAR
19:19PM: RECHECKED & SECURED TONKAWA PARK GATE - PARK WAS CLEAR
19:24PM: RECHECKED & SECURED JUMANO PARK GATE - PARK WAS CLEAR
19:31PM: RECHECKED & SECURED BIKE TRAIL PARK GATE - PARK WAS CLEAR
19:35PM: RECHECKED & SECURED TUMLINSON PARK GATE - 1 VEHICLE PARKED IN THE PARK (UNATTENDED) - TEXAS LP# SML0389, SILVER NISSAN MURANO; ATTEMPTED TO LOCATE A PHONE NUMBER BY PLATE & REGISTERED OWNER WITH NO LUCK - VEHICLE LOCKED IN THE PARK FOR THE NIGHT - NO FURTHER
20:30PM: RECHECKED APACHE PARK & POOL - POOL STAFF STILL ONSITE; PARK WAS CLEAR
21:15PM: EBD 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: 03/07/2024
TIME START: 18:00	TIME ENDED: 22:00	TOTAL TIME: 4
Begin Mileage: 26915	Ending Mileage: 26931	Total Mileage: 16

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.

18:00hrs 10-41 patrol Blockhouse MUD.

19:00hrs Security check at Tonkawa Park. Gates were closed and locked.

19:03hrs Security check Tumlinson park. No sign of criminal mischief. Gates were closed and locked.

19:09hrs Security check at the bike park. Parking lot was clear. No sign of damage to bike ramps. Gates were locked.

19:14hrs 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.

19:26hrs Security check Apache park. No sign of damage to mailboxes, or criminal mischief to park area.

20:00hrs Security check 4200 blk of Block House Dr.

20:15hrs Security check 2400 blk of Charly Harley Dr.

20:40hrs Security check 2400 blk of Greenlee Dr.

21:05hrs Security check 2100 blk of S Walker Dr

21:30hrs Security check 16000 blk of Black Kettle Dr

21:33hrs Security check 3000 blk of Block house Dr

22:00hrs 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: 03-08-2024
TIME START: 0454	TIME ENDED: 1054	TOTAL TIME: 6
BEGINNING MILEAGE: 110345	ENDING MILEAGE: 110402	TOTAL MILEAGE: 57

Location	Violation	Violation	Violation

COMMENTS:

0454hrs Begin Tour of Duty.
 0507hrs 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.
 0533hrs 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.
 0554hrs Security Check Jumano Park. No vehicles parked in the front parking area in front of the gate. The gate was locked and secured. No vehicles parked in the park. No issues observed.
 0614hrs Security Check Tumlinson Park. The gate to park was locked and secured. No vehicles parked in the parking lot. No one seen walking around in the park.
 0637hrs 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.
 0702hrs School Zone Enforcement on Creek Run. No traffic violations were observed.
 0806hrs Security Check Bike Trail Park. The gate to the park was unlocked and opened. No vehicles were parked in the parking lot. No one was riding on the track. No issues observed.
 0822hrs Security Check Jumano Park. The gate to the park was open. No vehicles parked in the parking area in front of the park. The gate to the park was open. There were a couple of vehicles parked in the park. There was one person playing disc golf. Another person was walking his dog around on the trails. No issues observed.
 0849hrs 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.
 0919hrs Security Check Tonkawa Park. The gate to the park was open. There were a couple of people walking around on the track. No issues observed.
 0941hrs Security Check Tumlinson Park. There was one truck and trailer parked in the parking lot. Priority Landscapes was mowing and fertilizing the grass. No issues observed.
 1054hrs End Tour of Duty.

Antonio L. Lovato #11316

OFFICER'S SIGNATURE

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

NAME: Detective John Bartlett #15235		DATE: 03-08-2024
TIME START: 1615 hours	TIME ENDED: 2215 hrs	TOTAL TIME: 6 hrs 00 min
BEGINNING MILEAGE: 101741	ENDING MILEAGE: 101797	TOTAL MILEAGE: 56 MILES

Location	Violation	Violation	Violation

COMMENTS:

16:15 PM: Begin Tour of Duty Blockhouse MUD
 16:19 PM: Neighborhood Check of Canby Dr and surrounding neighborhoods.
 16:35 PM: Neighborhood check of Black Kettle Dr and surrounding neighborhoods.
 16:52 PM: Neighborhood Check of Dillon Lake Bend and surrounding neighborhoods.
 17:09 PM: Monitored Traffic on Scottsdale Dr, no major traffic issues observed.
 17:34 PM: Neighborhood Check of Cabernet Way and surrounding neighborhoods.
 17:56 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.
 18:22 PM: Neighborhood check of Kathleen Ln and surrounding neighborhoods.
 18:38 PM: Security Check of the Bike Park. All clear and gates locked || All Okay
 18:40 PM: Security Check of Tumlinson Park and pool. Gates locked. || All Okay.
 18:46 PM: Security Check of Tonkawa Park. Gates locked || All Okay.
 18:59 PM: Security Check of Jumano Park, back building. Back building secured. There was one truck in the Jumano Park, Owner and friend still playing disc golf. One of the players lost their disc and asked if they could keep looking for it. I told them they could and asked that they secure the gate when they depart. They advised they would. I confirmed the gate was locked. || All Okay.
 19:26 PM: Neighborhood Check of La Crema Ct and surrounding neighborhoods.
 19:47 PM: Neighborhood Check of Nettie Dr and surrounding neighborhoods.
 20:10 PM: Neighborhood Check of Snelling Dr and surrounding neighborhoods.
 20:29 PM: Neighborhood Check of Luke Ln and surrounding neighborhoods.
 20:48 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.
 21:04 PM: Neighborhood check of Susan Ln and surrounding neighborhoods.
 21:17 PM: Neighborhood check of Tumlinson Fort Dr and surrounding neighborhoods.
 21:33 PM: Neighborhood Check of Moses River Dr and surrounding neighborhoods.
 21:49 PM: Security Check of Apache Park and Pool || All Okay.
 22:07 PM: Neighborhood Check of Jordan Cv and surrounding neighborhoods.
 22:30 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 Antonio Lovato #11316		DATE: 03-09-2024
TIME START: 0430	TIME ENDED: 0830	TOTAL TIME: 4
BEGINNING MILEAGE: 110426	ENDING MILEAGE: 110471	TOTAL MILEAGE: 45

Location	Violation	Violation	Violation

COMMENTS:

0430hrs Begin Tour of Duty.
 0452hrs Security Check Tonkawa Park. The gate to the park was locked and secured. No vehicles parked in the parking lot and no one seen in the park. No issues observed.
 0528hrs Security Check Tumlinson Park. The gate to the park was locked and secured. No vehicles parked in the parking lot and no one seen in the park. No issues observed.
 0552hrs 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.
 0618hrs Security Check Bike Trail Park. The gate to the park was locked and secured. No vehicles parked in the parking lot and no one riding around on the track. No issues observed.
 0653hrs 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.
 0730hrs 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 playing on the disc golf course or walking around on the trails. No issues observed.
 0744hrs Security Check Bike Trail Park. The gate to the park was open. No one was parked in the parking lot or riding around on the track. No issues observed.
 0808hrs Security Check Tonkawa Park. The gate was opened. No vehicles parked in the parking lot. There was one person walking around on the track with his dog. No issues observed.
 0819hrs Security Check Tumlinson Park. The gate to the park was open. No vehicles parked in the parking lot. There were a few people walking around on the trails with their dogs. No one in the park. No issues observed.
 0830hrs End Tour of Duty.

Antonio L. Lovato #11316

OFFICER'S SIGNATURE

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

NAME: Minh Nguyen		DATE: 03/09/2024
TIME START: 1945	TIME ENDED: 0045	TOTAL TIME: 5 hrs
BEGINNING MILEAGE: 121225	ENDING MILEAGE: 121277	TOTAL MILEAGE: 52miles

Location	Violation	Violation	Violation

COMMENTS:

At 1950 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 2000 hours.

At 2003 hours, Deputy conducted a security check at Tonkawa Park. There was no vehicle in the parking lot. Deputy locked the gate Cleared at 2009 hours.

At 2010 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 2015 hours.

At 2143 hours Deputy conducted a security check at Apache Park. Deputy did not see anything suspicious. Cleared at 2150 hours

At 2250 hours Deputy conducted a security check at Block House ES. Deputy checked the front and the back did not see anything suspicious. Cleared 2255 hours

At 2351 hours Deputy conducted a security check at Tumlinson Park. Deputy did not see anything suspicious. Cleared at 0000 hours

OFFICER'S SIGNATURE *Minh Nguyen #14660*

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

NAME: Deputy Antonio Lovato #11316		DATE: 03-10-2024
TIME START: 1252	TIME ENDED: 2052	TOTAL TIME: 8
BEGINNING MILEAGE: 110471	ENDING MILEAGE: 110537	TOTAL MILEAGE: 66

Location	Violation	Violation	Violation

COMMENTS:

1252hrs Begin Tour of Duty.
 1320hrs Security Check Tonkawa Park. There was one vehicle parked in the parking lot. There was a family playing on the playground and a man playing with his dog on the soccer field. No one walking around on the track. No issues observed.
 1355hrs Security Check Bike Trail Park. There was a truck parked in the parking lot. There was a mom watching her son ride around on the track. No issues observed.
 1427hrs Security Check Jumano Park. There were several vehicles parked in the park. There were a lot of people playing disc golf park. No issues observed.
 1448hrs Security Check Tumlinson Park. No vehicles parked in the parking lot. There were some people walking around on the trails. no issues observed.
 1511hrs Security Check Bike Trail Park. There was one vehicle parked in the parking lot. No one was riding around on the track. No issues observed.
 1550hrs Security Check Apache Park. There was one vehicle parked in the parking lot. No one playing on the playground or in the pool area. No issues observed.
 1729hrs Security Check Tumlinson Park. There was one vehicle parked in the parking lot. There was a family playing volleyball on the sand court. No issues observed.
 1741hrs Security Check Jumano Park. There was one vehicle parked in the parking area. There were some people walking around on the trails. No one playing disc golf. No issues observed.
 1823hrs 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.
 1908hrs Security Check Tonkawa Park. There was one vehicle parked in the parking lot. No one playing on the playground or playing on the soccer field. There was a couple walking their dog around on the track. No issues observed.
 1934hrs Security Check Jumano Park. No vehicles parked in the parking lot. No one seen playing disc golf or walking around on the trails. The gate was closed and locked upon my exit.
 1948hrs Security Check Bike Trail Park. No vehicles parked in the parking lot. No one riding around on the track. The gate was closed and locked upon my exit.
 1956hrs Security Check Tumlinson Park. There were a few vehicles parked in the parking lot. There was a group of people playing on the volleyball court. I advised them the park was closing and I needed to lock the gate. They were polite and said ok. They all went to their vehicles and exited the park. the gate was closed and locked upon my exit.
 2009hrs Security Check Tonkawa Park. No vehicles parked in the parking lot. No one playing on the playgorund or playing on the soccer field. There was a person walking around on the track. The gate to the park was closed and locked upon my exit.
 2052hrs End Tour of Duty.

Block House Creek M.U.D.

Daily Patrol Report

Name: Deputy James Polk #15343	Date:03/11/2024	
Time Start: 1700	Time Ended: 2200	Total Time: 0500
Beginning Mileage: 108458	Ending Mileage: 108495	Total Mileage: 37

Location	Violation	Violation	Violation

Comments:

1700: Being tour of Duty @ BlockHouse MUD

1702: Check Jumano Park

1727: Responded to a Domestic Disturbance at Rainy River Dr, a case number was pulled #2024-03-00446.

1842: Checked the Bike Trail Park

1914: Responded to assist Cedar Park PD with a Vehicle fire at N bell/Deerfield Park Event #2024076345.

1940: Check Tonkawa Park – Park was cleared and the gate was secured.

1948: Check Bike Trail – Park was cleared and the gate was secured.

2016 Suspicious Vehicle at the Block House Ele school. Event Number #2024076391.

2028: Check Tumlinson Park and Pool – Park was cleared and the gate was secured.

2036: Check Jumano Park – Park was cleared and the gate was secured.

2113: Checked Tumlinson Park and Pool and Bike Trail Park – Park was cleared and the gate was still secured.

2131: Checked Tonkawa Park – Park was cleared and the gate was till secured.

2150: Checked Jamano Park – Park was cleared and the gate was still secured.

2200: End of Tour Of Duty @ Block House MUD

James Polk #15343

Antonio L. Lovato #11316

OFFICER'S SIGNATURE

Block House Creek M.U.D.

Daily Patrol Report

Name: Deputy Case Winkler #15527	Date:03/12/2024	
Time Start: 2200	Time Ended: 0400	Total Time: 0600
Beginning Mileage: 66440	Ending Mileage: 66487	Total Mileage: 47

Location	Violation	Violation	Violation

Comments:

2200hrs Begin Tour of Duty

2210hrs 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.

2215hrs 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.

2225hrs 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.

2230hrs 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.

0020hrs Security Check Apache park. No vehicles parked in parking lot. No People playing in playground. No issues observed.

0225hrs Security Check Walker House. All doors at Walker house secured. No issues observed.

0400hrs End Tour of Duty

Case Winkler #15527

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

NAME: Deputy Billy Ray Boggs #4308		DATE: 03-13-2024
TIME START: 16:00PM	TIME ENDED: 21:00PM	TOTAL TIME: 5 HRS
BEGINNING MILEAGE: 41897	ENDING MILEAGE: 41921	TOTAL MILEAGE: 24

Location	Violation	Violation	Violation

COMMENTS:

16:00PM: BEGIN TOUR OF DUTY @ BLOCKHOUSE MUD
 16:02PM: CHECKED BH ELEM SCHOOL & PORTABLES - BUILDINGS WERE ALL GOOD - MADE CONTACT WITH A COUPLE OF CITIZENS WITH CHILDREN AT THE SCHOOL PLAYGROUND - PASSED OUT SOME WCSO STICKERS TO THE KIDS
 16:26PM: CHECKED BIKE TRAIL PARK - PARK WAS CLEAR / UNOCCUPIED
 16:28PM: CHECKED WALKERHOUSE, COURTS & PAVILLION - TENNIS COURTS WERE IN USE; PAVILLION WAS CLEAR; WALKERHOUSE WAS SECURED
 16:38PM: CHECKED TUMLINSON PARK & POOL - PARK, PLAYGROUND & BASEBALL FIELD WERE ALL CLEAR / UNOCCUPIED
 16:47PM: CHECKED TONKAWA PARK - BOTH PARK FIELDS WERE CLEAR / UNOCCUPIED; PARK PLAYGROUND WAS IN USE
 16:51PM: CHECKED APACHE PARK & POOL - PARK WAS OCCUPIED / POOL WAS OPEN W/ STAFF ONSITE
 17:01PM: CHECKED JUMANO PARK - PARK WAS OCCUPIED; GARDEN STAFF WAS ONSITE; INTERIOR CHAINLINK GATES TO FACILITY WAS SECURED
 17:30PM: CITIZEN REPORT / FLAG-DOWN - REGARDING POSSIBLE DWI DRIVER THAT PULLED INTO AN ADDRESS ON SNELLING DR - LOCATED THE DRIVER, WHO WAS NOT INTOXICATED. DRIVER WAS AN 85 YOA MALE THAT IS DIABETIC, BUT STATED HE WAS NOT HAVING ANY COMPLICATIONS - SUBJECT WAS ALREADY HOME IN THE 14900-BLK OF SNELLING DR - NO REPORT WAS MADE
 19:00PM: @ WALKERHOUSE SORTING / ARRANGING PRWK IN UNIT
 20:02PM: RECHECKED & SECURED TONKAWA PARK GATE - PARK WAS CLEAR
 20:07PM: RECHECKED APACHE PARK & POOL - PARK WAS CLEAR / UNOCCUPIED; POOL STAFF STILL ONSITE
 20:11PM: RECHECKED & SECURED JUMANO PARK GATE - PARK WAS CLEAR / UNOCCUPIED
 20:17PM: RECHECKED & SECURED BIKE TRAIL PARK GATE - PARK WAS CLEAR / UNOCCUPIED
 20:21PM: RECHECKED & SECURED TUMLINSON PARK GATE - PARK WAS CLEAR / UNOCCUPIED
 20:27PM: TENNIS COURTS IN USE
 21:00PM: END TOUR OF DUTY @ BH MUD

Billy Ray Boggs

OFFICER'S SIGNATURE

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

NAME: Minh Nguyen		DATE: 03/14/2024
TIME START: 1600	TIME ENDED: 2200	TOTAL TIME: 6 hrs
BEGINNING MILEAGE: 121839	ENDING MILEAGE: 121898	TOTAL MILEAGE: 59miles

Location	Violation	Violation	Violation

COMMENTS:

At 1617 hours Deputy conducted a security check at Tumlinson Park there a few people in the park there was nothing suspicious. Cleared at 1620 hours

At 1714 hours, Deputy conducted a security check at the Walker House the park was still opened there was nothing suspicious. Cleared at 1720 hours

At 1812 Deputy conducted security check at Tonkawa park. Deputy did not see anything suspicious. Cleared 1815 hours

At 1821 hours Deputy got dispatched to a suspicious person call at Tonkawa park. The caller advised a man was talking to himself and she was concerned for his safety and everyone. Deputy arrived on scene and conducted the investigation. Deputy determined there was no crime committed. Deputy called the caller and let her know the result. Cleared at 1840 hours. WCSO event #2024079638

At 1958 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 2012 hours.

At 2013 hours, Deputy conducted a security check at Tonkawa Park. There was no vehicle in the parking lot. Deputy locked the gate Cleared at 2020 hours.

At 2022 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 2027 hours.

At 2116 hours Deputy conducted a security check at Apache Park. Deputy 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: Deputy Bryson Mora #16249	Date:03/15/2024	
Time Start: 17:40 Beginning Mileage: 88665	Time Ended: 21:40 Ending Mileage: 88678	Total Time: 4.0 hours Total Mileage: 13

Location	Violation	Violation	Violation

Comments:

17:40 – Begin tour of duty.

17:45 – Bike Trail Park check by, all clear.

18:15 – Walker House check by, all clear.

18:23 – Traffic Hazard call Scottsdale Drive / Blockhouse Creek. Amazon delivery driver was impeding traffic by parking the delivery van in the right turn lane while making deliveries. I made contact with the driver and advised him to park at a different location that is not impeding traffic, with voluntary compliance. CFS: 2024080731

18:30 – Jumano Park check by, all clear.

18:35 – Apache Park check by, all clear.

18:45 – Tonkawa Park check by, all clear.

18:50 – Tumlinson Park check by, all clear.

19:42 – Walker House interior check, all clear.

20:00 – Elementary school check by, all clear.

20:20 – Bike Park check by, gates locked, all clear.

22:30 – Tumlinson Park check by, gates locked, all clear.

22:38 – Tonkawa Park check by, gates locked, all clear.

20:45 – Apache Park check by, all clear.

21:00 – Jumano Park check by, gates locked, all clear.

21:20 – Walker House check by, all clear.

21:40 – End tour of Duty.

Bryson Mora #16249

Block House Creek M.U.D.

Daily Patrol Report

Name: Deputy James Polk #15343	Date:03/16/2024	
Time Start: 1700	Time Ended: 2300	Total Time: 0600
Beginning Mileage: 108942	Ending Mileage: 108993	Total Mileage: 51

Location	Violation	Violation	Violation
Block House/ Creek Run	Front Driver side head light out		Warning

Comments:

- 1700: Being tour of Duty @ BlockHouse MUD
- 1702: Check Bike Trail and Tumlinson Park and Pool.
- 1725: Check Tonkawa Park.
- 1736: Check Jumano Park.
- 1800: Checked Bike Trail Park – Park was cleared and the gate was secured.
- 1828: Check Jumano Park – Park was cleared and the gate was secured.
- 1848: Checked Tonkawa Park
- 1907: Checked Tumlinson Park and Pool and made contact with workers and they advised they will move their vehicle so the gates can be secured.
- 1914: Traffic stop
- 1944: Tumlinson Park – Park was cleared and the gate was secured.
- 1958: Tonkawa Park – Park was cleared and the gate was secured.
- 2020: Checked Jumano Park – Park was cleared and the gate was still secured.
- 2041: Checked Tonkawa Park – Park was cleared and the gate was still secured.
- 2102: Checked Tumlinson Park and Pool, and Bike Trail – Park was cleared and the gate was still secured.
- 2130: Checked Jumano Park – Park was cleared and the gate was still secured.
- 2145: Checked Ele school
- 2158: Checked Tonkawa Park – Park was cleared and the gate was still secured.
- 2220: Checked Bike Trail and Tumlinson Park and Pool – Park was cleared and the gate was still secured.
- 2250: Checked Jumano Park – Park was cleared and the gate was still 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:03/17/2024	
Time Start: 1915	Time Ended: 2315	Total Time: 0400
Beginning Mileage: 66884	Ending Mileage: 66929	Total Mileage: 45

Location	Violation	Violation	Violation

Comments:

1915hrs Begin Tour of Duty

1925hrs Security Check Apache park. No vehicles parked in parking lot. People playing in playground. No issues observed.

2010hrs 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.

2015hrs 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.

2025hrs Security Check Tumlinson Park. There were no vehicles parked in the parking lot. There were no people walking around on the trails. 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.

2255hrs Security Check Walker House. All doors at Walker house secured. Female sitting on bench on the back porch. Female advised park was closed and left the park. 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: 03-18-2024
TIME START: 1815 hours	TIME ENDED: 2230 hrs	TOTAL TIME: 4 hrs 15 min
BEGINNING MILEAGE: 102281	ENDING MILEAGE: 102314	TOTAL MILEAGE: 33 MILES

Location	Violation	Violation	Violation
S Blockhouse Dr	Exp Registration		

COMMENTS:

18:15 PM: Begin Tour of Duty Blockhouse MUD

18:16 PM: Neighborhood Check of Winslow Dr and surrounding neighborhoods.

18:33 PM: Neighborhood check of Snelling Dr and surrounding neighborhoods.

18:51 PM: Neighborhood Check of Claudia Dr and surrounding neighborhoods.

19:16 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.

19:39 PM: Neighborhood Check of Autrey Dr and surrounding neighborhoods.

19:49 PM: Security Check of the Bike Park. All clear and gates locked || All Okay

20:05 PM: Security Check of Tumlinson Park and pool. Gates locked. || All Okay.

20:17 PM: Security Check of Tonkawa Park. Gates locked || All Okay.

20:34 PM: Security Check of Jumano Park, back building. Back building in use by Eagle Scouts. I later drove back and confirmed the gates had been locked. || All Okay.

20:48 PM: Neighborhood Check of Alexander Dr and surrounding neighborhoods

21:14 PM: Neighborhood Check of Chardonnay Crossing and surrounding neighborhoods.

21:29 PM: Conducted a traffic stop on individual for Expired Registration. During the traffic stop there was evidence of possible narcotic use. Conducted a consent search and cleared with a warning. Cleared about 22:19 PM.

22:20 PM: Security Check of Blockhouse Dr and surrounding areas.

22:30 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: Minh Nguyen		DATE: 03/19/2024
TIME START: 1600	TIME ENDED: 2200	TOTAL TIME: 6 hrs
BEGINNING MILEAGE: 99764	ENDING MILEAGE: 99817	TOTAL MILEAGE: 53miles

Location	Violation	Violation	Violation

COMMENTS:

At 1609 hours Deputy conducted a security check at Tumlinson Park there a few people in the park there was nothing suspicious. Cleared at 1615 hours

At 1708 hours, Deputy conducted a security check at the Walker House the park was still opened there was nothing suspicious. Cleared at 1712 hours

At 1808 Deputy conducted security check at Tonkawa park. Deputy did not see anything suspicious. Cleared 1815 hours

At 1913 hours Deputy conducted security check at Jumano Trail. There were people playing disc golf. Deputy did not see anything suspicious. Cleared at 1916

At 1956 hours, Deputy conducted a security check at Tumlinson Park. People were still 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 2010 hours.

At 2011 hours, Deputy conducted a security check at Tonkawa Park. There was no vehicle in the parking lot. Deputy locked the gate Cleared at 2015 hours.

At 2017 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 2024 hours.

At 2123 hours Deputy conducted a security check at Apache Park. Deputy 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: Deputy Billy Ray Boggs #4308		DATE: 03-20-2024
TIME START: 16:00PM	TIME ENDED: 21:00PM	TOTAL TIME: 5 HRS
BEGINNING MILEAGE: 42387	ENDING MILEAGE: 42421	TOTAL MILEAGE: 34

Location	Violation	Violation	Violation

COMMENTS:

16:00PM: BEGIN TOUR OF DUTY @ BLOCKHOUSE MUD
 16:09PM: CHECKED BH ELEM SCHOOL - STAFF, STUDENTS & PARENT PICKUP STILL ONSITE - ALL APPEARED GOOD
 16:30PM: CHECKED JUMANO PARK - SEVERAL VEHICLES IN PARK, PEOPLE PLAYING DISC GOLF; INTERIOR GATES WERE CLOSED & SECURED
 16:45PM: CHECKED APACHE PARK & POOL - PARK WAS CLEAR; LEANDER ISD JUST OFF-LOADED STUDENTS; POOL WAS CLOSED & SECURED
 16:52PM: CHECKED TONKAWA PARK - BOTH FIELDS WERE IN USE FOR BASEBALL PRACTICE; PLAYGROUND WAS ALSO IN USE
 18:25PM: CHECKED TUMLINSON PARK & POOL - PARK & FIELD WAS CLEAR; POOL WAS CLOSED & SECURED
 18:38PM: CHECKED BIKE TRAIL PARK - PARK WAS OCCUPIED BY ONE VEHICLE / OCCUPANTS
 18:48PM: CHECKED WALKERHOUSE, COURTS & PAVILLION - WALKERHOUSE WAS SECURED, BASKETBALL & TENNIS COURT WAS IN USE; PAVILLION WAS CLEAR
 20:06PM: RECHECKED & SECURED JUMANO PARK GATE - PARK WAS CLEAR
 20:13PM: RECHECKED & SECURED TONKAWA PARK GATE - PARK WAS CLEAR
 20:17PM: RECHECKED & SECURED TUMLINSON PARK GATE - PARK WAS CLEAR
 20:25PM: RECHECKED & SECURED BIKE TRAIL PARK GATE - PARK WAS CLEAR
 20:41PM - 20:58PM: TRAFFIC HAZARD (MALE SUBJ WALKING IN THE ROAD) - 3100-BLK OF BLOCKHOUSE DR - LOCATED SUBJECT WHO WAS WALKING ON THE SIDEWALK, BELIEVED TO BE THE SAME MENTALLY ILL SUBJECT WHO RESIDES ON S. WALKER - NO OFFENSE OBSERVED BY ME - EVENT# 2024086099
 21:00PM: END TOUR OF DUTY @ BLOCKHOUSE MUD

Billy Ray Boggs

OFFICER'S SIGNATURE

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

NAME: Detective John Bartlett #15235		DATE: 03-22-2024
TIME START: 1600 hours	TIME ENDED: 2030 hrs	TOTAL TIME: 4 hrs 30 min
BEGINNING MILEAGE: 102673	ENDING MILEAGE: 102709	TOTAL MILEAGE: 36 MILES

Location	Violation	Violation	Violation

COMMENTS:

16:00 PM: Begin Tour of Duty Blockhouse MUD
 16:03 PM: Monitored Traffic on Scottsdale Dr || All Okay.
 16:23 PM: Neighborhood Check of Rainy River Dr and surrounding neighborhoods.
 16:38 PM: Neighborhood Check of Bordeaux Dr and surrounding neighborhoods.
 17:01 PM: Neighborhood Check of N Walker Dr and surrounding neighborhoods.
 17:19 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.
 17:46 PM: Neighborhood Check of Spy Cv and surrounding neighborhoods.
 17:59 PM: Neighborhood Check of Claudia Dr and surrounding neighborhoods.
 18:17 PM: Neighborhood Check of Snelling Dr and surrounding neighborhoods.
 18:37 PM: Neighborhood Check of Socorro Dr and surrounding neighborhoods.
 18:56 PM: Security Check of Jumano Park || All okay.
 19:23 PM: Neighborhood Check of Port Hood Dr and surrounding neighborhoods.
 19:38 PM: Neighborhood Check of Susan Ln and surrounding neighborhoods.
 19:53 PM: Security Check of the Bike Park. All clear and gates locked || All Okay
 19:55 PM: Security Check of Tonkawa Park. Gates Locked || All Okay.
 20:06 PM: Security Check of Tumlinson Park and pool. Gates locked. || All Okay.
 20:14 PM: Security Check of Jumano Park, back building. Gates locked. || All Okay.
 20:25 PM: Security Check of Blockhouse Dr and surrounding areas.
 20:30 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 Antonio Lovato #11316		DATE: 03-23-2024
TIME START: 0520	TIME ENDED: 1120	TOTAL TIME: 6
BEGINNING MILEAGE: 110977	ENDING MILEAGE: 111029	TOTAL MILEAGE: 52

Location	Violation	Violation	Violation

COMMENTS:

0520hrs Begin Tour of Duty.
 0541hrs Security Check Tumlinson Park. The gate to the park was locked and secured. No vehicles parked in the parking lot. No one one seen walking in the park. No issues observed.
 0605hrs 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.
 0643hrs Security Check Jumano Park. There were no vehicles parked in the parking area in front of the gate. The gate to the park was open. No vehicles parked in the park. No one seen walking around on the trail or playing disc golf. No issues observed.
 0709hrs Security Check Tonkawa Park. The gate to the park was open. No vehicles parked in the parking lot. No one in the park. No issues observed.
 0748hrs Security Check Bike Trail Park. The gate was open. No vehicles parked in the parking lot. No one riding on the track. No issues observed.
 0943hrs Security Check Jumano Park. There were a couple of vehicles parked in the park. There were some people playing disc golf on the course. No issues observed.
 1000hrs Security Check Apache Park. The parking lot was full of vehicles. There were a lot of people in the pool area. No issues observed.
 1023hrs Security Check Tonkawa Park. There were several vehicles parked in the parking lot. There were families playing on the playground. No one on the soccer field. There were some people training dogs on the back field. No issues observed.
 1102hrs Security Check Bike Trail Park. No vehicles parked in the parking lot. No one riding around on the track. No issues observed.
 1110hrs Security Check Tumlinson Park. No vehicles parked in the parking lot. No one playing in the park. There were some people walking around on the trails. No issues observed.
 1120hrs End Tour of Duty.

Antonio L. Lovato #11316

OFFICER'S SIGNATURE

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

NAME: Minh Nguyen		DATE: 03/24/2024
TIME START: 1555	TIME ENDED: 2155	TOTAL TIME: 6 hrs
BEGINNING MILEAGE: 100328	ENDING MILEAGE: 100377	TOTAL MILEAGE: 53miles

Location	Violation	Violation	Violation

COMMENTS:

At 1604 hours Deputy conducted a security check at Tumlinson Park there a few people in the park there was nothing suspicious. Cleared at 1610 hours

At 1706 hours, Deputy conducted a security check at the Walker House the park was still opened there was nothing suspicious. Cleared at 1710 hours

At 1803 Deputy conducted security check at Tonkawa park. Deputy did not see anything suspicious. Cleared 1808 hours

At 1910 hours Deputy conducted security check at Jumano Trail. There were people playing disc golf. Deputy did not see anything suspicious. Cleared at 1915.

At 2033 hours, Deputy conducted a security check at Tumlinson Park. Electricians were still working inside the pool, deputy asked them to move their car to the Walker House. Deputy walked around the the Walker House and made sure all the doors were locked. Deputy locked the gate. Deputy drives over to the bike trail and locked the gate. Cleared at 2040 hours.

At 2042 hours, Deputy conducted a security check at Tonkawa Park. There was no vehicle in the parking lot. Deputy locked the gate Cleared at 2050 hours.

At 2051 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 2100 hours.

OFFICER'S SIGNATURE *Minh Nguyen #14660*

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

NAME: Deputy Derrick Johnson #13763		DATE: 03/25/2024
TIME START: 17:00 Begin Mileage:27398	TIME ENDED: 23:00 Ending Mileage: 27413	TOTAL TIME: 6 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. No calls for service.

17:00hrs 10-41 patrol Blockhouse MUD.

18:30hrs Security check Tonkawa Park. No sign of criminal mischief. Several people using the park areas.

19:02hrs Security check Jumano Park. Several vehicles in parking lot by the disk golf course, no sign off criminal mischief.

19:27hrs Security check at the Walker House. No sign of criminal mischief or burglary to building.

19:38hrs Security check 4200 blk of Block House Dr.

20:09hrs Security check at the bike park. Parking lot was clear. No sign of damage to bike ramps. Gates were locked.

20:16hrs Security check Tumlinson park. No sign of criminal mischief. Gates were closed and locked.

20:22hrs Security check at Tonkawa Park. Gates were closed and locked.

21:05hrs Security check 2100 blk of S Walker

21:25hrs Security check Jumano Park. Gates were closed and locked.

21:30hrs Security check 16000 blk of Black Kettle Dr

22:05hrs Security check 2400 blk of Greenlee Dr.

22:16hrs Security check 3000 blk of Block house Dr

22:30hrs Security check Block House Elementary.

23:00hrs 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:03/26/2024	
Time Start: 2030	Time Ended: 0030	Total Time: 0400
Beginning Mileage: 67254	Ending Mileage: 67293	Total Mileage: 39

Location	Violation	Violation	Violation

Comments:

2030hrs Begin Tour of Duty

2041hrs Security Check Tumlinson Park. There were no vehicles parked in the parking lot. There were no people walking around on the trails. The gate was closed and locked upon my exit. No issues observed.

2046hrs 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.

2051hrs 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.

2100hrs 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.

2145hrs Security Check Apache park. No vehicles parked in parking lot. People playing in playground. No issues observed.

2340hrs Security Check Walker House. All doors at Walker house secured. No issues observed.

0030hrs End Tour of Duty

Case Winkler #15527

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

NAME: Deputy Billy Ray Boggs #4308		DATE: 03-27-2024
TIME START: 16:00PM	TIME ENDED: 21:00PM	TOTAL TIME: 5 HRS
BEGINNING MILEAGE: 42885	ENDING MILEAGE: 42916	TOTAL MILEAGE: 31

Location	Violation	Violation	Violation
CREEK RUN / WILD ORCHID	SPEEDING - CIT		

COMMENTS:

16:00PM: BEGIN TOUR OF DUTY @ BLOCKHOUSE MUD
 16:08PM: CHECKED JUMANO PARK - NO VEHICLES ONSITE; ALL INTERIOR CHAINLINK GATES TO FACILITY AND GARDEN WERE CLOSED & SECURED
 16:38PM: CHECKED BH ELEM SCHOOL & PORTABLE BUILDING - FEW STAFF / MAINTENANCE ONSITE - ALL APPEARED GOOD
 16:52PM: CHECKED BIKE TRAIL PARK - PARK WAS CLEAR / UNOCCUPIED
 17:00PM: CHECKED TUMLINSON PARK & POOL - PARK WAS CLEAR / UNOCCUPIED; POOL WAS SECURED BUT WERE TWO FEMALES ONSITE, CHECKING POOL PUMP / CHEMICALS
 17:18PM: CHECKED TONKAWA PARK - NORTHEAST FIELD WAS IN USE FOR BASEBALL PRACTICE; SOUTHWEST FIELD WAS NOT IN USE; PLAYGROUND WAS UNOCCUPIED
 17:22PM: COMMUNITY MAILBOXES ON AUTREY DR WERE OKAY
 17:36PM: COMMUNITY MAILBOXES ON SUSAN LN WERE OKAY
 17:40PM: COMMUNITY MAILBOXES ON TUMLINSON FORT WERE OKAY
 18:04PM: COMMUNITY MAILBOXES IN APACHE PARK WERE OKAY
 18:07PM: COMMUNITY MAILBOXES ON STOCKTON LN WERE OKAY
 18:09PM: COMMUNITY MAILBOXES ON BLACK KETTLE DR WERE OKAY
 18:12PM: COMMUNITY MAILBOXES ON SPOTTED EAGLE DR WERE OKAY - SOME PRY DAMAGE THAT APPEARS OLD ON SPOTTED EAGLE @ ZYANYA
 18:14PM: COMMUNITY MAILBOXES ON LONE WOLF DR WERE OKAY - OLD PRY DAMAGE
 18:22PM: COMMUNITY MAILBOXES ON PORT HOOD WERE OKAY
 18:26PM: COMMUNITY MAILBOXES IN THE 15000-BLK OF SNELLING DR (#303, 304 & 305) ARE MODERATELY DAMAGED
 18:30PM: COMMUNITY MAILBOXES ON COPPER LEAF LN WERE OKAY
 18:32PM: COMMUNITY MAILBOXES ON WILD ORCHID WERE OKAY
 18:35PM: COMMUNITY MAILBOXES ON BIG FALLS WERE OKAY
 18:41PM: TRAFFIC STOP - CREEK RUN @ WILD ORCHID - SPEEDING 45/30 - CIT ISSUED
 19:00PM: COMMUNITY MAILBOXES ON CLAUDIA DR WERE OKAY
 19:02PM: COMMUNITY MAILBOXES ON HUTTON LN WERE OKAY
 19:07PM: COMMUNITY MAILBOXES ON FAIRLAWN WERE OKAY
 19:09PM: COMMUNITY MAILBOXES ON CANBY WERE OKAY
 19:15PM: COMMUNITY MAILBOXES ON RAINY RIVER WERE OKAY
 19:18PM: COMMUNITY MAILBOXES ON TONQUIN WERE OKAY
 19:21PM: COMMUNITY MAILBOXES ON LAMBRUSCO WERE OKAY
 19:24PM: COMMUNITY MAILBOXES ON CHARDONNEY CROSSING WERE OKAY
 19:29PM: COMMUNITY MAILBOXES ON MERITAGE WERE OKAY

19:31PM: COMMUNITY MAILBOXES ON BORDEAUX WERE OKAY

19:50PM: CHECKED APACHE PARK & POOL - PARK WAS CLEAR; POOL WAS OPEN W/ STAFF
ONSITE

19:57PM: CHECKED BY WALKERHOUSE -BOARD MUD MEETING WAS IN SESSION

20:18PM: RECHECKED & SECURED BIKE TRAIL PARK GATE - PARK WAS CLEAR

20:22PM: RECHECKED & SECURED TUMLINSON PARK GATE - PARK WAS CLEAR

20:43PM: RECHECKED & SECURED TONKAWA PARK GATE - PARK WAS CLEAR

20:49PM: RECHECKED & SECURED JUMANO PARK GATE - 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: 03/28/2024
TIME START: 08:00 Begin Mileage:27577	TIME ENDED: 12:00 Ending Mileage: 27599	TOTAL TIME: 4 Total Mileage: 22

Location	Violation	Location	Violation
2500 blk of Claudia Dr	Exp Reg		

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.

08:00hrs 10-41 patrol Blockhouse MUD.

08:20hrs Security check Jumano Park. Parking lot was clear, no sign off criminal mischief.

09:08hrs Security check 4200 blk of Block House Dr.

09:30hrs Security check 2600 blk of Claudia Dr.

09:45hrs Security check apache park. Checked the mail boxes, no sign of criminal mischief.

10:15hrs Security check 1500 blk of Dillion Lake.

10:51hrs Traffic stop 2500 blk of Claudia Dr. Exp Reg.

11:46hrs Security check Tonkawa Park. No sign of criminal mischief. Several people using the park.

12:00hrs 10-42 Blockhouse patrol.

Derrick Johnson #13763
OFFICER'S SIGNATURE

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

NAME: Detective John Bartlett #15235		DATE: 03-28-2024
TIME START: 1615 hours	TIME ENDED: 2030 hrs	TOTAL TIME: 4 hrs 15 min
BEGINNING MILEAGE: 103086	ENDING MILEAGE: 103119	TOTAL MILEAGE: 33 MILES

Location	Violation	Violation	Violation

COMMENTS:

16:15 PM: Begin Tour of Duty Blockhouse MUD
 16:16 PM: Neighborhood Check of Canby Dr and surrounding neighborhoods.
 16:37 PM: Neighborhood Check of Port Hood Dr and surrounding neighborhoods.
 16:58 PM: Neighborhood Check of Susan Ln and surrounding neighborhoods.
 17:19 PM: Neighborhood Check of Faustino Cv and surrounding neighborhoods.
 17:35 PM: Monitored Traffic on Scottsdale Dr || All Okay.
 17:52 PM: Neighborhood Check of Rosspoint Bend and surrounding neighborhoods.
 18:14 PM: Security Check of Apache Park and Pool || All Okay.
 18:35 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.
 19:04 PM: neighborhood Check of Tumlinson Fort Dr and surrounding neighborhoods.
 19:16 PM: Neighborhood Check of Black Kettle Ln and surrounding neighborhoods.
 19:35 PM: Neighborhood Check of Mojave Bend and surrounding neighborhoods.
 19:53 PM: Security Check of the Bike Park. All clear and gates locked || All Okay
 19:56 PM: Security Check of Tumlinson Park and pool. Gates locked. || All Okay.
 20:06 PM: Security Check of Tonkawa Park. Gates Locked || All Okay.
 20:17 PM: Security Check of Jumano Park, back building. Gates locked. || All Okay.
 20:26 PM: Security Check of Blockhouse Dr and surrounding areas.
 20:30 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 James Polk #15343	Date: 03/29/2024	
Time Start: 1800	Time Ended: 0000	Total Time: 0600
Beginning Mileage: 110610	Ending Mileage: 110662	Total Mileage: 52

Location	Violation	Violation	Cleared
304 Block House dr/ Jacqueline Dr	Failed to signal		Warning
304 S Block House Dr/ Jacqueline Dr	Front passenger Head light out		Warning

Comments:

- 1800: Being Tour of Duty @ BlockHouse MUD
- 1801: Check Jumano Park
- 1813: Check Bike Trail and Tumlinson Park and Pool
- 1858: Check Tonkawa Park
- 1931: Checked Bike Trail Park – Park was cleared and the gate as secured.
- 1942: Checked Tumlinson Park and Pool – Park was cleared and the gate was secured.
- 1955: Checked Jumano Park – Park was cleared and the gate was secured.
- 2002: Checked Tonkawa Park – Park was cleared and the gate was secured.
- 2042: Checked Bike Trail and Tumlinson Park – Park was cleared and the gate was secured.
- 2100: Checked Tonkawa Park – Park was cleared and the gate was still secured.
- 2116: Traffic Stop
- 2132: Checked Jumano Park – Park was cleared and the gate was still secured.
- 2207: Bike Trail and Tumlinson Park and Pool – Park was cleared and the gates were still secured.
- 2244: Traffic Stop
- 2246: Checked Tonkawa Park – Park was cleared and the gate was still secured.
- 2258: Checked Jumano Park – Park was cleared and the gate was still secured.
- 2307: Checked the Ele school
- 2330: Check Bike Trail and Tumlinson Park and Pool – Park was cleared and the gate was still secured.
- 2352: Checked Tonkawa Park – Park was cleared and the gate was still secured.
- 0000: End of Tour of Duty @ Block House MUD

James Polk #15343

Block House Creek M.U.D.

Daily Patrol Report

Name: Deputy James Polk #15343	Date:03/30/2024	
Time Start: 1630	Time Ended: 2030	Total Time: 0400
Beginning Mileage: 110708	Ending Mileage: 110740	Total Mileage: 32

Location	Violation	Violation	Cleared

Comments:

- 1630: Being Tour of Duty @ BlockHouse MUD
- 1649: Check Jumano Park
- 1706: Walked the trail at Jumano Park – Park was clear
- 1711: Check Tumlinson Park and Pool – Walked the trails.
- 1740: Check Tonkawa Park
- 1826: Check Jumano Park
- 1854: Check Bike Trail – Park was cleared and the gate was secured.
- 1910: Checked Tumlinson Park and Pool – Park was cleared and the gate was still secured.
- 1950: Checked Jumano Park – Park was cleared and the gate was secured.
- 2009: Checked Tonkawa Park – Park was cleared and the gate was secured.
- 2024: Checked Bike Trail and Tumlinson Park and Pool – Gate was still secured.
- 2030: End of Tour of Duty @ Block House MUD

James Polk #15343

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

NAME: Deputy Derrick Johnson #13763		DATE: 03/31/2024
TIME START: 15:30 Begin Mileage:27853	TIME ENDED: 21:30 Ending Mileage: 27872	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. No calls for service.

15:30hrs 10-41 patrol Blockhouse MUD.

15:10hrs Security check Jumano Park. Several vehicles in parking lot by the disk golf course, and by the community garden, no sign off criminal mischief.

15:30hrs Security check 16000 blk of Black Kettle Dr.

16:55hrs Security check 2500 blk of Phillip Cv.

17:14hrs Security check 500 blk of Block House Dr.

17:48hrs Security check at the bike park, no sign of criminal mischief.

18:18hrs Security check 4200 blk of Block House Dr.

18:30hrs Security check

19:00hrs Security check 2400 blk of Greenlee Dr.

19:15hrs Security check 3000 blk of Block house Dr

20:09hrs Security check at the bike park. Parking lot was clear. No sign of damage to bike ramps. Gates were locked.

20:13hrs Security check Jumano Park. Gates were closed and locked.

20:16hrs Security check Tumlinson park. No sign of criminal mischief. Gates were closed and locked.

20:22hrs Security check at Tonkawa Park. Gates were closed and locked.

21:05hrs Security check 2100 blk of S Walker

21:30hrs 10-42 Blockhouse patrol.

Derrick Johnson #13763

OFFICER'S SIGNATURE



Premier Recreation Management Services, LLC

1822 Lloydminster Way, Cedar Park, TX 78613

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

April 18, 2024

Ursela Logn

President

Blockhouse 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 ready and excited to be opening Tumlinson pool on Saturdays and Sundays beginning April 27, 2024.
- Premier Recreation continues cleaning both Apache and Tumlinson on a daily basis. Tumlinson has been accumulating a lot of dust over the past month, this may be due to construction off New Hope.
- Chemical levels have remained in proper limits.
- Premier Recreation is about 85% staffed and continues to hire and train lifeguards.
- The lifeguard managers for Blockhouse creek are Cris Gallagos and Daryl Vara.
- 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	Employee Name	Content
04/17/24 @ 09:05PM	Cris Gallegos	Good shift., cleaned pool and deck, locked up and clocked out
04/15/24 @ 09:05PM	Cris Gallegos	Normal shift. Cleaned pool and deck. Locked up and clocked out. Patron reported female shower drain is clogged
04/12/24 @ 09:00PM	Cris Gallegos	Normal shift. cleaned pool and deck, locked up and clocked out. Water fountain waterbottle filling station is not operating along with one of the flood lights above the pool
04/10/24 @ 09:12PM	Cris Gallegos	Good shift. Tarped pool, cleaned pool and deck, locked up and clocked out
04/08/24 @ 09:02PM	Cris Gallegos	Multiple lighting reports in area so had pool closed for most of the shift.
04/05/24 @ 09:16PM	Cris Gallegos	Awesome weather day today for the shift. Tarped pool, cleaned pool and deck, locked up and clocked out. Patrons stayed till almost close
04/03/24 @ 08:59PM	Cris Gallegos	Good shift. Tarped pool, cleaned pool and deck, locked up and clocked out
04/01/24 @ 09:04PM	Cris Gallegos	Normal shift. Tarped pool, cleaned pool and deck, locked up and clocked out. Water fountain waterbottle filling station is not operating
03/29/24 @ 09:01PM	Cris Gallegos	Awesome weather day today for the shift. Tarped pool, cleaned pool and deck, locked up and clocked out
03/27/24 @ 09:06PM	Cris Gallegos	Rainy day so it was slower, cleaned tumilson and Apache.
03/25/24 @ 09:06PM	Cris Gallegos	Great weather today again, cleaned tumilson and Apache pools and organized the guard room.
03/22/24 @ 09:10PM	Cris Gallegos	Awesome weather day today for the shift. Tarped pool, cleaned pool and deck, locked up and clocked out
03/20/24 @ 09:02PM	Cris Gallegos	Normal shift. Tarped pool, cleaned pool and deck, locked up and clocked out

Chemical Records

Location: Apache Pool (Blockhouse)

Date	Time	Submitted By	Chlorine	pH	Patron Count
4/17/2024	08:11pm	Gallegos, Cris	3	7.4	2
4/17/2024	06:33pm	Pepperell, Lorelei	2	7.2	5
4/17/2024	05:12pm	Pepperell, Lorelei	2	7.2	3
4/15/2024	08:22pm	Gallegos, Cris	3	7.4	1
4/15/2024	07:30pm	Gallegos, Cris	3	7.4	3
4/15/2024	05:17pm	Gallegos, Cris	3	7.2	7
4/14/2024	01:03pm	Pepperell, Lorelei	3	7.4	0
4/13/2024	11:55am	Pepperell, Lorelei	2	7.4	0
4/12/2024	08:37pm	Gallegos, Cris	5	7.4	1
4/12/2024	07:49pm	Gallegos, Cris	5	7.4	6
4/12/2024	06:34pm	Gallegos, Cris	5	7.4	14
4/12/2024	05:16pm	Gallegos, Cris	5	7.4	6
4/10/2024	07:55pm	Gallegos, Cris	5	7.4	3
4/10/2024	06:47pm	Gallegos, Cris	5	7.4	0
4/10/2024	05:15pm	Gallegos, Cris	5	7.2	3
4/8/2024	08:31pm	Vara, Daryl	3	7.4	0
4/8/2024	07:24pm	Gallegos, Cris	3	7.4	0
4/8/2024	05:23pm	Gallegos, Cris	3	7.4	0
4/5/2024	07:38pm	Gallegos, Cris	3	7.4	9
4/5/2024	06:31pm	Gallegos, Cris	3	7.4	8
4/5/2024	05:30pm	Gallegos, Cris	3	7.4	10
4/3/2024	08:58pm	Gallegos, Cris	3	7.4	0
4/3/2024	07:07pm	Gallegos, Cris	3	7.4	1
4/3/2024	06:18pm	Gallegos, Cris	3	7.4	16
4/1/2024	09:03pm	Gallegos, Cris	3	7.4	0
4/1/2024	06:56pm	Gallegos, Cris	3	7.4	3
4/1/2024	05:43pm	Gallegos, Cris	3	7.4	6
3/29/2024	08:06pm	Pepperell, Lorelei	3	7.4	0
3/29/2024	07:03pm	Gallegos, Cris	3	7.4	4
3/29/2024	05:32pm	Pepperell, Lorelei	3	7.4	4
3/27/2024	08:51pm	Pepperell, Lorelei	4	7.5	0
3/27/2024	07:53pm	Gallegos, Cris	5	7.4	1
3/27/2024	06:07pm	Gallegos, Cris	5	7.4	3
3/25/2024	08:17pm	Gallegos, Cris	7	7.4	4
3/25/2024	07:00pm	Gallegos, Cris	7	7.4	0
3/25/2024	05:12pm	Gallegos, Cris	7	7.4	3
3/22/2024	07:42pm	Gallegos, Cris	3	7.4	1
3/22/2024	06:17pm	Gallegos, Cris	3	7.4	8
3/20/2024	07:32pm	Gallegos, Cris	5	7.5	0
3/20/2024	06:34pm	Pepperell, Lorelei	5	7.5	0
3/20/2024	05:09pm	Pepperell, Lorelei	5	7.5	2



Monthly Report		Block House MIUD
Report Period: 4/1/24 - 5/5/24		
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:		
Week of April 1st	Services performed during maintenance visit	
Crews completed the standard maintenance tasks such as mowing and string-trimming of the District as per the contract.		
Luther Chance Infield care and weed control		
Blow leaves and debris from Luther Chance outfield deck		
Crews completed the level 4 (yellow) mowing areas.		
Crews completed the cleanup of Creek Run ROW including mowing, weed eating debris removal.		
Crews completed the removal and haul off of dead tree behind 2607 Claudia (Firebreak hours).		
Crews began the MS4 Permit Year 5 Inlet and Outfall cleanup.		
Crews removed debris in creek for water flow behind 2609. Additional debris cleanup will be needed to prevent future water		
Week of April 8th	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.		
Luther Chance Infield care and weed control		
Blow leaves and debris from Luther Chance outfield deck		
Crews completed the level 2 (blue) mowing areas.		
Finish prepping seasonal color beds for install week of April 15th.		
Irrigation crews secured the valve boxes in Tonkawa Park to prevent removal of the lids.		
Week of April 15th	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.		
Luther Chance Infield care and weed control		
Blow leaves and debris from Luther Chance outfield deck		
Crews scheduled to install spring annual color at front entrance, Tumlinson Park and Tonkawa Park.		
Crews scheduled to apply special fertilizer to new turf in front of Walker House due to freeze damage.		
Crews scheduled to continue MS4 Permit Year 5 Inlet and Outfall cleanup.		
Removal of limbs from Jumano Park between basket 4 and tee box 7.		
Week of April 22nd	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.		
Luther Chance Infield care and weed control		
Blow leaves and debris from Luther Chance outfield deck		
Crews scheduled to complete the level 2 (blue) mowing areas.		
Crews scheduled to complete the removal and haul of dead hanging limbs behind 15349 English River Loop (Firebreak Hours).		
Crews scheduled to continue MS4 Permit Year 5 Inlet and Outfall cleanup.		
Week of April 29th	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.		
Luther Chance Infield care and weed control		
Blow leaves and debris from Luther Chance outfield deck		
Crews scheduled to complete the level 3 (pink) mowing areas.		
Crews scheduled to complete MS4 Permit Year 5 Inlet and Outfall cleanup.		



PRIORITY LANDSCAPES
MAKING YOU OUR PRIORITY

Creek Run ROW Cleanup





2600 S Block House Drive
Leander, TX 78641

To: Block House MUD
From: Lisa Sandoval - GM
Subject: Amenities Subcommittee Meeting
Date: Tuesday, April 10, 2024

Attendees: Lisa Sandoval, Amy Earls, Tripp Hamby, Clint Welch, Director Logan, Director Young

Community Garden

- Monica sent an email about how the scouts interact with the Garden.
- She mentioned fencing, but MUD feels we should stay on the scouts and communicate that they shouldn't be in the garden area or outside the Jumano building. They will now be supervised.
- Director Young wants stakes in the garden area, and when we have a budget, he would like it to be fenced off.
- Director Young - The garden community wants more mulch; if Priority Landscapes does any neighborhood chipping, please drop it off at the Garden area near picnic tables
- Tripp - keep in mind that Certified Arbor can drop off mulch, too
- skid steer to clear between beds - Tripp will take care of this, working with weather and Monica

Disc Golf

- Request BBQ pits for smores - GM thinks this idea is horrible. A lift station is 100 yards from that area, pushing thousands of pounds of sewer; that methane gas is unsafe to have an open flame nearby.
- Director Young- let's not say now, let's not say yes, let's put this in the distant future
- Director Logan - Discussion about having chickens at the Garden
- There are residents in the neighborhood that have chickens, but it is an RC issue.
- Director Young - maybe the garden area could have a chicken coop
- GM - I am not sure how easy it would be to change the RC rules about chickens, but this may open a big can of worms as we have others that have goats in the district, so if we allow chickens, they will want other animals allowed too
- Director Logan - we don't have deed restrictions over the park land
 - we can ask Will if this is something that could be done
 - Maybe add this to a newsletter if we were to do this to educate them on why this isn't a violation at the park.

Parks

Discussion about stolen swivel seat at Tonkawa Park.

- \$900 quote to replace swivel seat
- Approved by both Director Logan and Director Young to purchase

Pools

Tumlinson bathroom

- The bathroom at Tumlinson is back open; port o can is now gone
- GM is requesting to re-add a port o can back at Tonkawa
- Director Young wants to avoid extra costs and doesn't think we need it there
- this is approved by Director Logan and Director Young
- Lisa will get the cost for the rest of the year - \$100 - \$200 monthly.

Introducing Clint Welch

- new account manager for Priority Landscapes
 - starting at Block House with Tripp as his duties get bigger. Clint has not been a direct account manager for ten years but has tons of experience and is a great communicator.

Fire break Update from Tripp

- Getting through seasonal stuff with the company; once that is complete, they will start with the firebreak and at Hutton/Claudia. That is the worst area, so starting there. He will notify us when that fire breaking begins.
- also knocking out neighborhood requests as they come up
- Director Logan - Tripp, do you see concerns about flooding near Creek Run, which Hutton is filling up?
 - this needs to be brought up with David Gray and NFM
 - Lisa will drive by, look at this, take photos, and send them to David Gray.
 - Clint will also take photos and send them to Lisa.
 - Lisa has inlet/outlet markers from Quiddity for Tripp to pick up

Firebreak update from Director Young

- The brush was cleaned up in the garden area; Tripp already picked up
- cleaning between basket four and tee box; Tripp already picked up
- Tripp, please keep an eye out at the Garden as they continue to clean up out there; maybe some brush piles that need to be picked up

Director Logan Updates

- Received Notice from swimmer Apache was to be open 12-5 on Sunday
 - Amy/Lisa ask Marc why it opened late – after further discussion with Premier Recreation it was found that staff was at the pool at 11:45 and 11:50; no key fobs were used on the Brivo system we are unsure of why swimmers were not able to access the area.
 - and communicate it with Amy/Lisa if the opening is delayed
 - The pool schedule link on the website is not working – Amy will get with Steve Garcia to fix it.



2600 S Block House Drive
Leander, TX 7864

To: Block House MUD
From: Lisa Sandoval -GM
Subject: Amenities/Security Meeting
Date: Friday, April 5, 2024

Attendee: Lisa Sandoval, Amy Earls, Deputy Lovato, Director Logan, Director Young

Deputy Lovato update

- Deputy Riley is on medical leave and probably won't return.
- Deputy Lovato is still awaiting news on Deputy Vega
- Deputy Bartlet had another narcotic arrest in the neighborhood

Questions from Director Logan

- What is the status of last year's graffiti at the Walker House parking lot?
 - Amy gets the case number to Deputy Lovato.
- Walker House break-in - can we have input on the twins' hearing so we can prosecute fully?

Questions from Director Young

- What is the plan for locking the gates?
 - GM - Our understanding was that if Deputy Lovato's team couldn't get gates, he would let us know, and we could contact a board member if we needed help.
- Director Young –
 - GM - we could get a key fob system through Brivo handled for the garden once Cothrons does security through the district.

GM Update

- Graffiti is still occurring throughout the district. Should we purchase more Camo JoJo trail cams? We need 4 - 5.
- \$150 - \$175 per camera
- The district then pays a \$100 subscription a year.
 - Deputy Lovato, Director Logan, and Director Young approve more trail cams.
 - We need these at Jumano interior trails, Apache Bridge, and two areas on the walking bridge in Tumblison.
- Are we to report every graffiti incident even if we have no footage?
 - Lovato - Yes, report it every time because if the graffiti matches past graffiti, they

can link it to other cases.

- Criminal mischief is based on the price value of the damage caused and the clean-up cost.

Safety Day - Director Logan

- It is going to be streamed live by Chris Stanfield on YouTube
- Director Logan and Director Johnson will be the MUD lead on this event
- Amy to get people's contact information to Ursula for the Town Hall Event Day.



2600 S Block House Drive
Leander, TX 78641

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

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

Newsletter Draft Discussion

- Director Young - Please also place the MUD Transparency article from the newsletter on the website.
- Director Roberts - yard care and house Maintenance is deteriorating; we need to add something that says TAKE PRIDE IN BLOCK HOUSE, repaint your house, remove vines, take care of your yard and curb clean up
- Director Young - suggests getting CAM or RowCal to send those notifications to the residents
- Director Roberts - it's our responsibility to encourage the entire neighborhood to keep their homes and yards maintained
 - this should be brought to the entire board to see if we can add this to the Newsletter
 - Director Roberts wants it in the Newsletter, and Director Young wants the RC companies that two pay to send this communication
 - Director Young feels we should add the RC subcommittee members for communication direction on this.
 - Director Roberts - did not like the CAM communication recently; it was embarrassing the wording
 - GM - Jack has corrected this miscommunicate and resent out a notice with the correct wording

Special Events

- Town Hall/Safety Day
 - we will add a YouTube link in the following Newsletter so that they can reference the Safety Day
 - we have an Event Agenda and flyers posted on the website and social media

District Kiosk & Esign

- Amy/Sandy are still working on ESign access.
- Update the kiosks in the districts
- replace the cork
- place information at each kiosk based on the happenings, sports court info at the pavilion, updated baseball stuff at fields, new pool info at pool kiosks
- Director Young - after we go through the bond process, we can point out that the kiosks need updates and signage.
- GM - I will ask Trent during the special meeting next week, but he said he could add signage at trailheads, not the internal signage of parks.

AGENDA ITEM #9

- We will have a budget workshop, and she can talk about the room to refresh signs in the district.
- Are kiosks to be repaired or replaced? Mud payment drops off.

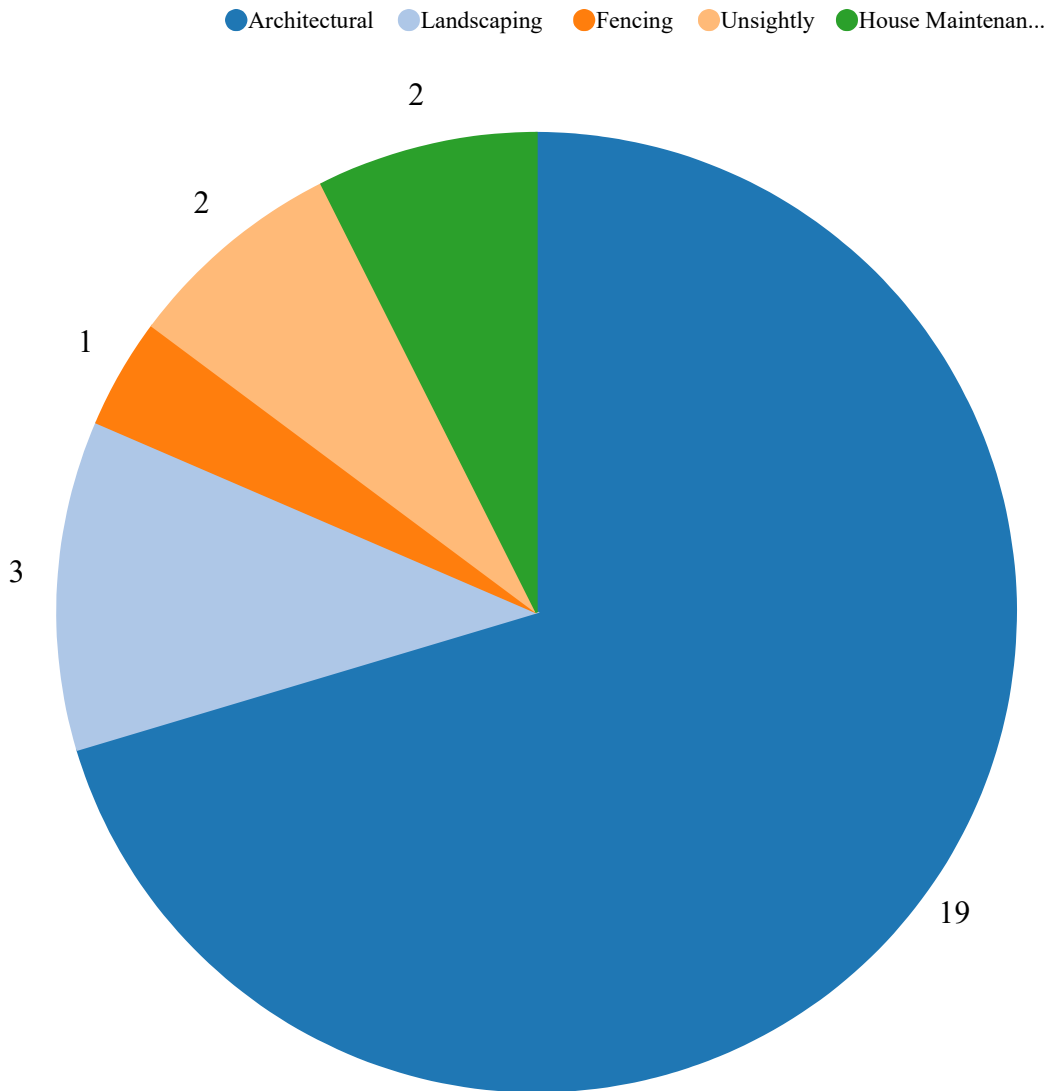
- Director Roberts - Can you post something about reservation usage in the kiosk at Walker House - don't use Greenbelt for warm-ups; use the field for reservations - in the kiosks.
- Director Roberts - Maybe there will be a feature in the Newsletter where OA people can go for RC stuff and where MUD people can go for RC stuff.
- When CAM sends emails, maybe ask for links for info, as their emails are long and confusing
- we can add a map in the newsletter showing the yellow area for OA and white for MUD, then who to contact for RC questions.
- we now have separate ACC forms on the website the MUD request, and the OA request
- add the district map
- Director Young - Amy to add email addresses, links, and maps to the deed restriction portion of the website. Maye add links and contact information to the management property

Block House MUD Compliance Report 4-17-24

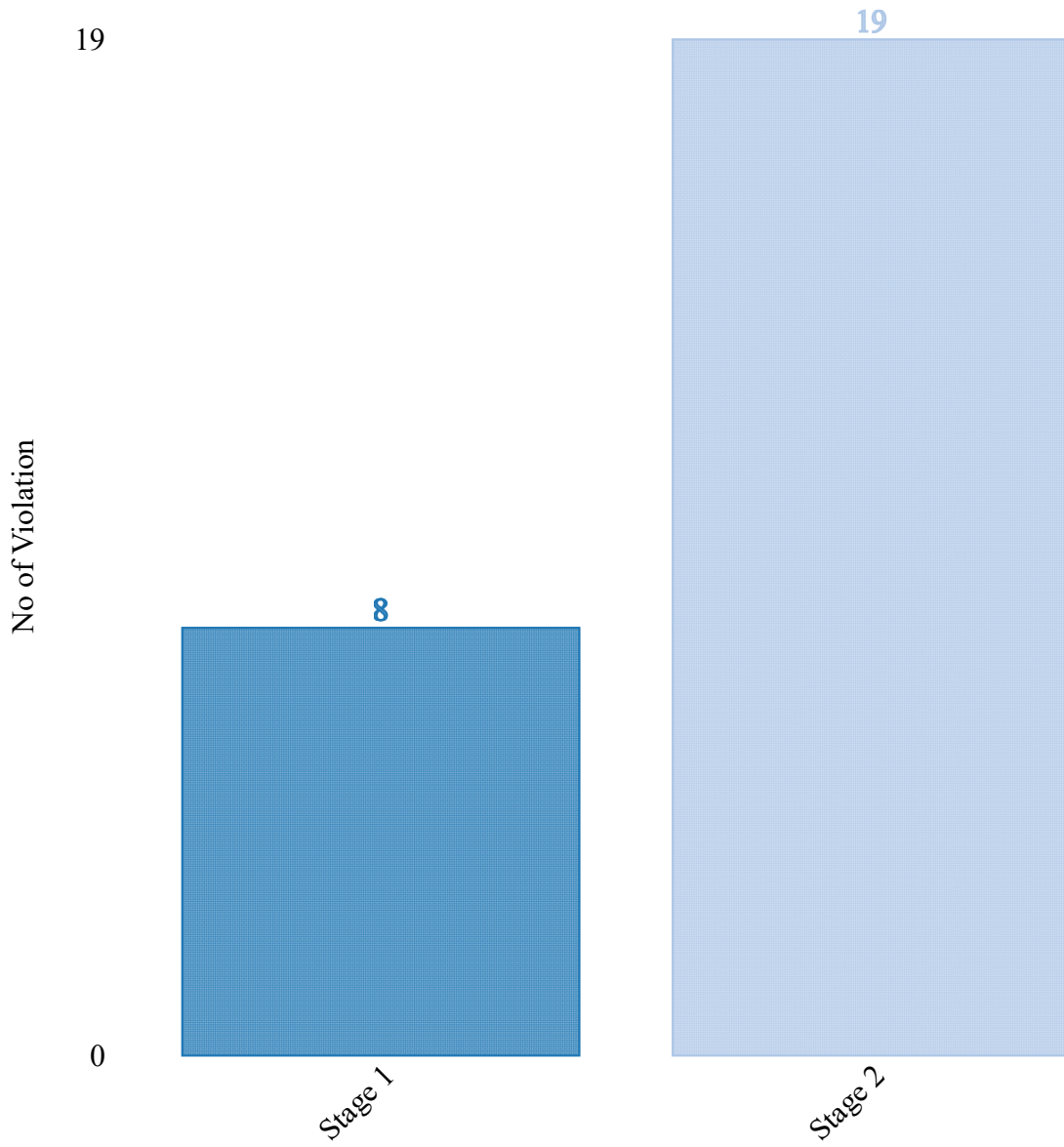
Address	Created Date	Category	SubCategory	Stage	Status	CureDate
2714 ALEXANDER DR	3/28/2024 10:49	Vehicle Parking	Trailer	Stage 1	Open	4/8/2024 0:00
2512 ARMSTRONG DR	3/28/2024 10:52	Vehicle Parking	Trailer	Stage 1	Open	4/8/2024 0:00
16814 BLACK KETTLE DR	4/4/2024 12:34	Fencing	Missing Panel(s)	Stage 1	Open	4/15/2024 0:00
601 CHANDLER BRANCH DR	2/16/2024 10:44	Vehicle Parking	Camper	Stage 2	Open	3/18/2024 0:00
2706 HOPEWELL CT	4/4/2024 12:49	Vehicle Parking	Trailer	Stage 1	Open	4/15/2024 0:00
2500 JACQUELINE DR	3/28/2024 10:58	Rubbish and Debris	Branches	Stage 1	Open	4/8/2024 0:00
2515 JACQUELINE DR	3/28/2024 10:58	Vehicle Parking	Trailer	Stage 1	Open	4/8/2024 0:00
16409 JADESTONE DR	3/6/2024 12:20	Vehicle Parking	Trailer	Stage 2	Open	4/6/2024 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
16303 LONE WOLF DR	4/4/2024 14:08	Animals & Pets	Non-domestic	Stage 1	Open	4/15/2024 0:00
2500 PHILLIP CV	3/6/2024 13:25	Vehicle Parking	Inoperable Vehicle	Stage 2	Open	4/6/2024 0:00
2504 PHILLIP CV	4/4/2024 13:03	Vehicle Parking	Trailer	Stage 2	Open	5/5/2024 0:00
16304 SNELLING CV	2/7/2024 11:02	Maintenance	General	Stage 2	Open	3/9/2024 0:00
14907 SNELLING DR	2/7/2024 11:04	Unightly	Items at Side of House	Stage 2	Open	3/9/2024 0:00
14909 SNELLING DR	3/19/2024 12:16	Vehicle Parking	Trailer	Stage 2	Open	4/19/2024 0:00
14915 SNELLING DR	4/4/2024 12:20	Vehicle Parking	Trailer	Stage 2	Open	5/5/2024 0:00
15006 SNELLING DR	3/19/2024 12:14	Unightly	Items at Side of House	Stage 2	Open	4/19/2024 0:00
16322 SPOTTED EAGLE DR	3/28/2024 10:23	Vehicle Parking	RV	Stage 1	Open	4/8/2024 0:00
16324 SPOTTED EAGLE DR	4/4/2024 12:28	Vehicle Parking	RV	Stage 1	OnHold	4/15/2024 0:00
16403 SPOTTED EAGLE DR	3/6/2024 12:37	House Maintenance	Garage Door(s)	Stage 2	Open	4/6/2024 0:00
16723 SPOTTED EAGLE DR	3/28/2024 10:26	Vehicle Parking	Inoperable Vehicle	Stage 1	Open	4/8/2024 0:00
2802 TUMLINSON FORT DR	3/28/2024 10:44	Vehicle Parking	Trailer	Stage 1	Open	4/8/2024 0:00
605 TUMLINSON FORT DR	3/28/2024 10:39	Vehicle Parking	Trailer	Stage 1	Open	4/8/2024 0:00
612 TUMLINSON FORT DR	3/28/2024 10:40	Vehicle Parking	Trailer	Stage 1	Open	4/8/2024 0:00

**Association Name: Block House MUD
Community SnapShot Report**

**Violation = 27
(by Category)**



Violation = 27 (by Stage)



Address	Date Received from Resident	No ACC Approval Required	Date Acknowledgment Sent to Resident	Date Sent to ACC for Review	Date Returned from ACC	Status	Follow up with Resident
2602 S. Walker Dr.	1/10/2024		1/11/2024	1/11/2024			
2607 S. Walker Dr.	1/11/2024		1/12/2024	1/12/2024			
16201 Kicking Bird Dr.	1/17/2024		1/17/2024	1/17/2024	1/17/2024		revised shed app
16302 Spotted Eagle Dr.	2/27/2024		2/29/2024	2/29/2024			
2612 S. Walker Dr.	3/7/2024		3/7/2024	3/7/2024			applicant asked for pre-approved paint list
16804 Shipshaw River Dr.	3/11/2024		3/12/2024	3/12/2024			
2513 Cynthia Ct.	3/18/2024		3/18/2024	3/18/2024			
2709 S. Walker Dr.	3/19/2024		3/19/2024	3/19/2024			
2611 S. Walker Dr.	4/1/2024		4/1/2024	4/1/2024			
16306 Lone Wolf Dr.	4/7/2024		4/8/2024	4/8/2024			



2600 S Block House Drive
Leander, TX 78641

To: Block House MUD
From: Lisa Sandoval GM
Subject: Restrictive Covenants Subcommittee
Date: Friday, April 12, 2024

Attendees: Lisa Sandoval, Amy Earls, Jack Baker, Will Cardwell, Director Johnson, Director Shoemaker

Jack update

- proceeding with trash can enforcement
 - are we enforcing for them to be out of view? or just away from the street?
 - Will - they have to be out of view/screened from view, except for on trash day
 - Will - all trash cans have to be closed at all times, and cans kept in good order
 - Director Shoemaker - if a resident has a trash can in poor condition in the violation letter, let directly put in the letter that they can contact TDS for a replacement
 - Director Shoemaker - TDS will pick up an extra can, so if someone has an extra can out that is not TDS, and it's in good condition, let's not hassle them with a violation for those
 - Jack - When is collection day? Wednesday
 - Jack - if they are out driving on Tuesday afternoons or Thursday mornings, we don't send violations if the trash can be on the street. Give them time to put away. Or are we strict about it being put away on Wednesday after pick up?
 - Directors - Placing cans out early on Tuesday for Wednesday pick-up seems fine.
 - We can give them until Thursday the following day from trash pick-up to be removed from the street and out of view.

Director Johnson

- fence violation - An email was sent from a resident about the storage building leaning on the fence, the fence is bowing, she has small dogs, and the neighbor has big dogs
 - these are not in convents because it's not visual from the street - the roof of the shed can be seen from the street
 - if the shed is leaning on the fence and goes against the RC, it could result in a violation.
 - Will is going to look into this.
 - Director Shoemaker - if the shed was to be run through the ACC in the past and wasn't, then the encroaching and non-approval could give us leverage to get this fixed
 - Will - we have a basis; the fence is splintering based on property conditions, but we are unsure that fixing the wall would solve the problem. The shed would probably need to be moved or removed, so the fence doesn't have to be moved.
 - The underlying problem is the shed leaning on the fence, a trespassing issue.
 - (which is an issue between neighbors)
 - Will can call her rather than email because if these neighbors end up in litigation, he

doesn't want a letter saying we recommended they hire a lawyer.

- 7 Chiwawa's - violation will be sent
- goats - violation will be sent
 - Will - keep in mind with animal convents - in the 2021 or 2022 legislation session had rules passed prohibiting HOAs from enforcement convents that permit people from having two chickens.
 - goats are not protected under that rule
 - one or two chickens are allowed - in the definitions, this is only allowed for the OA, not MUDs
 - Will - Dogs barking - noise nuisance - we don't send a notice, but if there were kennels with lots of dogs or some breeding operation, that would warrant a nuisance violation. This is based on the activity, not the noise.

Will Cardwell

- last month - transition at the firm - new paralegal Chelsea
 - going back through and doing an audit on open matters and getting them squared away
 - Chelsea emails Jack - about issues that were escalated back in February; they need updated photos from March from Jack to determine if they need to move to the next step.
 - Pictures are needed every month from Jack to Will on matters that have been escalated.
 - Jack - a list of the escalated items will be helpful, and he can send photos.
- 2805 Alexander filed suit on April 4 - the resident and property owner have been served. The deadline to respond to a lawsuit is May 6
 - default judgment if someone fails to appear
 - A lien will be placed on the home if this isn't settled
 - if they don't comply with the discovery requests or pay the monetary judgment, they will be found contempt of court
 - if they do comply and pay, a release will be filed
- Discussion with MUD staff and Director Johnson and Shoemaker - Complaints about the district declining visually
 - let's encourage residents to take pride in their yard
 - Keep adding info for "Tripp's Tips" for lawn care to the Newsletter.
 - Positive reminders in the Newsletter are good
 - work with your neighbors proactively on lawncare and fence repair
 - street cleaning before it heats up, let's all do our part to keep our neighborhood looking good
 - if neighbors are older or sick, can the community come together to help out
 - we can add this article for spring clean in our upcoming Newsletter



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Bookkeeper's Report | April 24, 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

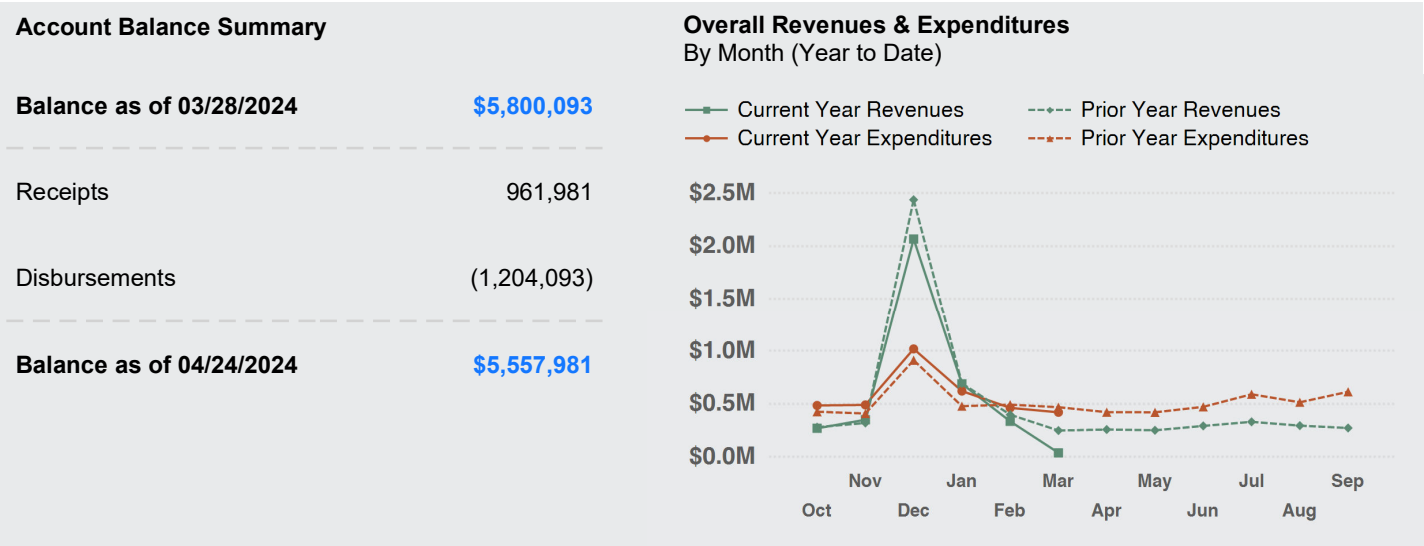
Fax: 512.795.9968

AGENDA ITEM #15

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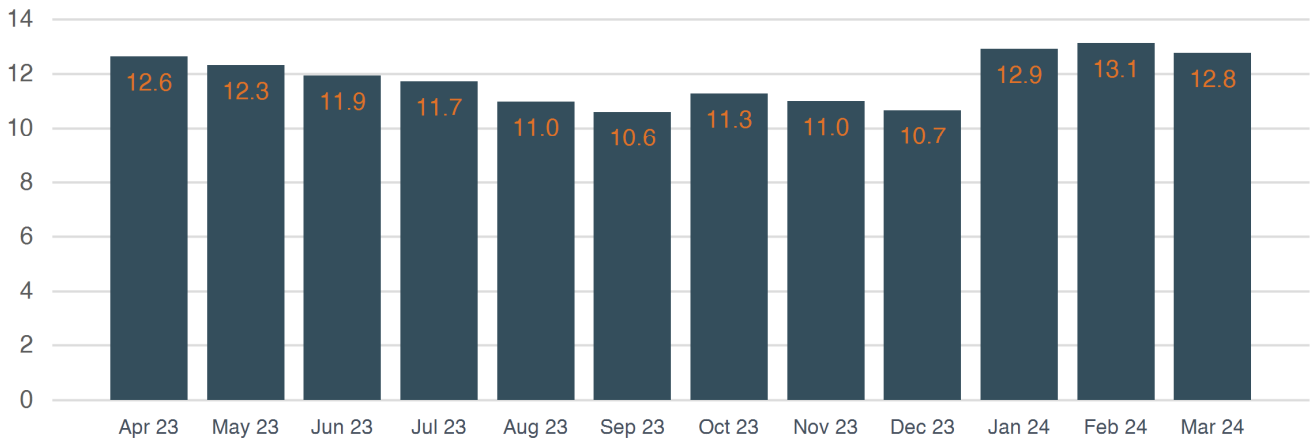
Monthly Financial Summary - General Operating Fund

Block House MUD - GOF



March 2024			October 2023 - March 2024 (Year to Date)		
Revenues			Revenues		
Actual	Budget	Over/(Under)	Actual	Budget	Over/(Under)
\$37,251	\$242,738	(\$205,488)	\$3,748,716	\$3,824,581	(\$75,866)
Expenditures			Expenditures		
Actual	Budget	Over/(Under)	Actual	Budget	Over/(Under)
\$420,311	\$399,847	\$20,464	\$3,499,085	\$3,163,864	\$335,221

Operating Fund Reserve Coverage Ratio (In Months)



Cash Flow Report - Checking Account

Block House MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 03/28/2024				\$18,876.12
Receipts				
	Sweep from PNC		199,545.12	
	Interest Earned on Checking		21.85	
Total Receipts				\$199,566.97
Disbursements				
TRF	First Citizens	Transfer to Managers	(210,000.00)	
Total Disbursements				(\$210,000.00)
Balance as of 04/24/2024				\$8,443.09

Cash Flow Report - Lockbox Account

Block House MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 03/28/2024				\$22,424.06
Receipts				
	Accounts Receivable - PNC		169,077.58	
	Accounts Receivable - PNC		38,725.86	
	Facility Rentals & Collections		300.00	
	Interest Earned on Checking		0.02	
Total Receipts				\$208,103.46
Disbursements				
PNC	PNC	Corporate ACH Fees	(10.00)	
PNC	PNC	Corporate Account Analysis Charge	(324.70)	
SWEEP	PNC	Transfer to Operating	(199,545.12)	
SWEEP	PNC	Transfer to Texpool	(28,817.68)	
TTECH	T-Tech, LLC	E-Check Return Charges Customer	(122.00)	
TTECH	PNC	Returned Items	(109.63)	
Total Disbursements				(\$228,929.13)
Balance as of 04/24/2024				\$1,598.39

Cash Flow Report - Managers Account

Block House MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 03/28/2024				\$52,491.73
Receipts				
	Void Check #8576		61.19	
	Interest Earned on Checking		15.34	
	Transfer from Operating		210,000.00	
	Transfer from Texpool		274,510.48	
Total Receipts				\$484,587.01
Disbursements				
8711	Zhansaya Sarmanova	VOID: Customer Refund	0.00	
8788	AT&T	VOID: Internet Expense	0.00	
8831	First Citizens Visa	Credit Card Statement	(2,081.80)	
8832	620 Studio LLC	Website	(1,000.00)	
8833	Armbrust & Brown, PLLC	Legal Fees	(28,566.94)	
8834	AT&T	Internet Connection - Walker House	(1,585.61)	
8835	City of Cedar Park - Fire	Fire Protection Tax	(5,200.30)	
8836	City of Cedar Park - W/WW	Water/Wastewater Purchase	(76,230.30)	
8837	City of Round Rock Environmental Services	Bacteriological Testing	(175.00)	
8838	Community Association Management, Inc.	Deed Restrict. Enforcement & Resident	(3,354.35)	
8839	Contigo Technology, LLC	IT Support	(1,050.00)	
8840	Cothron's Safe & Lock Inc.	Maintenance & Repair	(902.85)	
8841	Crossroads Utility Services, LLC	Management & Operations	(104,210.34)	
8842	DataVox Inc	Elevate Project	(166.64)	
8843	DSHS Central Lab MC2004	Water Testing	(414.00)	
8845	Gray Engineering, Inc.	Engineering Fees	(7,512.76)	
8846	Jan-Pro of Austin	Cleaning	(1,983.33)	
8847	Municipal Accounts and Consulting, LP	Bookkeeping Fees	(9,744.07)	
8848	Premier Recreation Management Services	Lifeguard Services	(18,200.00)	
8849	Priority Landscapes, LLC	Landscape Maintenance	(76,678.00)	
8850	Progressive Commercial Aquatics, Inc.	Pool Maintenance	(6,800.00)	
8851	Quiddity Engineering, LLC	Engineering Fees	(1,826.25)	
8852	Sagamore Fence & Deck, LLC	Fence Maintenance	(16,331.50)	
8853	Sun-Tech Electrical Contractors, Inc.	Lights - Tennis Court	(190.00)	
8854	T&T Stars and Stripes	Guard Shack Repairs	(4,800.00)	
8855	Texas Comptroller of Public Accounts	Unclaimed Property 03/2022 - 02/2023	(2,784.08)	
8856	Texas Disposal Systems, Inc.	Garbage Fees	(66,284.69)	
8857	Trinity AV Solutions, LLC	Video Surveillance System Monthly	(1,293.47)	
8858	Uline Inc	Supplies	(1,030.12)	
8859	1836 Plumbing LLC	Pool Maintenance	(17,032.00)	
8860	Zhansaya Sarmanova	Customer Refund	(123.23)	
8861	Ivonete Carothers	Customer Refund	(100.00)	
8862	Catalina Ramos	Customer Refund	(100.00)	
8863	Charles Ciernia	Reissue Check #8576	(61.19)	

Cash Flow Report - Managers Account

Block House MUD - GOF



Number	Name	Memo	Amount	Balance
Disbursements				
8864	Alison Berner	Customer Refund	(79.32)	
8865	Balaji Balachandran	Customer Refund	(48.85)	
8866	Daniel Taylor	Customer Refund	(75.31)	
8867	Diana Scarborough	Customer Refund	(36.49)	
8868	Donald Toohey	Customer Refund	(18.24)	
8869	George Castleberry	Customer Refund	(141.48)	
8870	Janie Nevares	Customer Refund	(290.87)	
8871	Jarred Adams.	Customer Refund	(73.54)	
8872	Julie Fisher	Customer Refund	(21.77)	
8873	Kamal Pandey	Customer Refund	(71.77)	
8874	Lauren Whittenberg	Customer Refund	(148.23)	
8875	Manuel Martinez	Customer Refund	(64.09)	
8876	Matt Bell	Customer Refund	(15.87)	
8877	Robert Brooks	Customer Refund	(23.53)	
8878	Christopher R. Stanfield	Board Meeting Video	(425.00)	
ACH	AT&T	Internet Expense	(12,368.50)	
ACH	AT&T U-verse	Internet Expense	(428.32)	
ACH	Pedernales Electric Cooperative, Inc	Utilities	(6,324.59)	
ACH	Atmos Energy Corp	Pool Gas	(1,203.51)	
ACH	AT&T	Internet Expense	(401.14)	
HRP	John S Bartlett	Patrol 03/01-03/15/2024	(637.21)	
HRP	Billy R Boggs	Patrol 03/01-03/15/2024	(554.10)	
HRP	Derrick Johnson	Patrol 03/01-03/15/2024	(443.28)	
HRP	Antonio L Lovato	Patrol 03/01-03/15/2024	(1,662.30)	
HRP	Bryson Mora	Patrol 03/01-03/15/2024	(443.28)	
HRP	Minh T Nguyen	Patrol 03/01-03/15/2024	(886.56)	
HRP	James Polk	Patrol 03/01-03/15/2024	(277.05)	
HRP	Case Winkler	Patrol 03/01-03/15/2024	(664.92)	
HRP	HR&P	Payroll Administration Fees	(50.00)	
HRP	United States Treasury	Payroll Tax	(922.60)	
HRP	Texas Workforce Commission	State Unemployment Tax	(4.23)	
HRP	Ursula Logan	Fees of Office March 2024	(1,743.94)	
HRP	Cecilia Roberts.	Fees of Office March 2024	(1,395.63)	
HRP	Robert Young	Fees of Office 03/27/2024	(204.10)	
HRP	HR&P	Payroll Administration Fee	(50.00)	
HRP	United States Treasury	Payroll Tax	(640.66)	
Total Disbursements			(\$490,653.10)	
Balance as of 04/24/2024				\$46,425.64

Actual vs. Budget Comparison

Block House MUD - GOF



	March 2024			October 2023 - March 2024			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Revenues							
Water Revenue							
14101 Water -Customer Service Revenue	(2,008)	53,550	(55,558)	254,479	275,400	(20,921)	765,000
14104 Basic Service - Water	0	46,667	(46,667)	233,558	280,000	(46,442)	560,000
14105 Connection Fees	0	125	(125)	828	750	78	1,500
Total Water Revenue	(2,008)	100,342	(102,349)	488,866	556,150	(67,284)	1,326,500
Wastewater Revenue							
14201 Wastewater-Customer Service Rev	(2,008)	28,560	(30,568)	161,786	183,600	(21,814)	408,000
14204 Basic Service - Wastewater	0	46,667	(46,667)	233,558	280,000	(46,442)	560,000
Total Wastewater Revenue	(2,008)	75,227	(77,234)	395,344	463,600	(68,256)	968,000
Property Tax Revenue							
14301 Maintenance Tax Collections	11,670	15,950	(4,280)	1,794,775	1,759,833	34,942	1,780,924
14303 Property Tax Penalty & Interest	820	1,158	(338)	2,847	2,247	600	5,000
Total Property Tax Revenue	12,490	17,108	(4,618)	1,797,621	1,762,080	35,541	1,785,924
Parks & Recreation Revenue							
14601 Park Revenue	0	21,667	(21,667)	107,760	130,000	(22,240)	260,000
14604 Facility Rental	300	83	217	(50)	500	(550)	1,000
14605 Pool Contract Rental -TW & LISD	0	0	0	0	0	0	16,800
Total Parks & Recreation Revenue	300	21,750	(21,450)	107,710	130,500	(22,790)	277,800
Administrative Revenue							
14702 Penalties & Interest	0	1,667	(1,667)	15,579	10,000	5,579	20,000
14704 Fire Protection Tax	5,200	7,110	(1,910)	800,613	785,039	15,574	794,628
14706 Delinquent Tax Attorney Collect	23	167	(144)	1,108	1,000	108	2,000
Total Administrative Revenue	5,223	8,943	(3,721)	817,301	796,039	21,262	816,628
Interest Revenue							
14801 Interest Earned on Checking	37	35	2	225	212	13	425
14802 Interest Earned on Temp. Invest	23,216	19,167	4,049	141,493	115,000	26,493	230,000
Total Interest Revenue	23,253	19,202	4,051	141,718	115,212	26,505	230,425
Other Revenue							
15801 Miscellaneous Income	0	167	(167)	156	1,000	(844)	2,000
Total Other Revenue	0	167	(167)	156	1,000	(844)	2,000
Total Revenues	37,251	242,738	(205,488)	3,748,716	3,824,581	(75,866)	5,407,277

Expenditures

Water Service

16102 Operations - Water	14,750	13,083	1,667	88,790	78,500	10,290	157,000
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Actual vs. Budget Comparison

Block House MUD - GOF



	March 2024			October 2023 - March 2024			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Expenditures							
Water Service							
16104 Purchase Water	48,718	47,250	1,468	305,182	243,000	62,182	675,000
16110 Utility - Booster Station	1,244	1,417	(172)	7,091	8,500	(1,409)	17,000
16115 Meter Replacement	10,483	2,083	8,400	25,959	12,500	13,459	25,000
16116 Permit Expense - Water	0	0	0	5,505	5,500	5	5,500
16121 Storage Tank Utilities	65	42	23	387	250	137	500
16122 Maintenance & Repairs- Water/BS	4,976	4,167	809	76,539	25,000	51,539	50,000
16123 Leak Detection	309	500	(191)	5,525	3,000	2,525	6,000
16124 Lead and Copper Analysis	0	0	0	11,000	0	11,000	0
Total Water Service	80,545	68,542	12,003	525,978	376,250	149,728	936,000
Wastewater Service							
16202 Operations - Wastewater	14,750	13,083	1,667	88,500	78,500	10,000	157,000
16204 Purchase Wastewater Service	27,512	27,500	12	165,073	165,000	73	330,000
16205 Maint & Repairs - Wastewater	32,870	3,333	29,537	77,717	20,000	57,717	40,000
16208 Laboratory Expense - Wastewater	175	0	175	1,330	0	1,330	0
16211 Utilities - Lift Station	89	100	(11)	591	600	(9)	1,200
Total Wastewater Service	75,397	44,017	31,380	333,212	264,100	69,112	528,200
Garbage Service							
16301 Garbage Expense	66,117	64,167	1,950	396,303	385,000	11,303	770,000
Total Garbage Service	66,117	64,167	1,950	396,303	385,000	11,303	770,000
Storm Water Quality							
16407 MS4-Stormwater Program	1,826	2,083	(257)	22,680	12,500	10,180	25,000
Total Storm Water Quality	1,826	2,083	(257)	22,680	12,500	10,180	25,000
Parks & Recreation Service							
16602 Landscape Maintenance	40,468	39,583	885	277,223	237,500	39,723	475,000
16605 Pool Maintenance	346	14,583	(14,237)	45,500	87,500	(42,000)	175,000
16607 Chemicals - Pool	0	2,083	(2,083)	27,339	12,500	14,839	25,000
16608 Utilities - Park	4,237	3,333	903	30,806	20,000	10,806	40,000
16609 Utilities - Pool	662	500	162	3,750	3,000	750	6,000
16610 Electrical/Light Utility (PEC)	1,876	1,667	210	9,607	10,000	(393)	20,000
16611 Utilities - Pool Gas	972	1,000	(28)	8,737	6,000	2,737	12,000
16612 Supplies & Phone - Pool	509	2,083	(1,574)	10,335	12,500	(2,165)	25,000
16613 Fence Maintenance	0	8,333	(8,333)	86,240	50,000	36,240	100,000
16615 Park & Walker House Maintenance	26,259	4,167	22,093	62,966	25,000	37,966	50,000
16616 Park Administration/Cleaning	1,983	2,083	(100)	11,917	12,500	(583)	25,000
16617 Park Equipment Maintenance	0	1,417	(1,417)	15,458	8,500	6,958	17,000
16619 Pool Cleaning	0	2,917	(2,917)	0	17,500	(17,500)	35,000
16620 BMX Track Reconstruction	0	250	(250)	0	1,500	(1,500)	3,000

Actual vs. Budget Comparison

Block House MUD - GOF



	March 2024			October 2023 - March 2024			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Expenditures							
Parks & Recreation Service							
16622 Mgmt/Lifeguards	18,200	40,000	(21,800)	93,200	240,000	(146,800)	480,000
16623 District Signage - Outdoor	0	208	(208)	133	1,250	(1,117)	2,500
16626 Apache Pool Maintenance	0	0	0	770	0	770	0
16629 Disc Golf	0	0	0	770	0	770	0
Total Parks & Recreation Service	95,513	124,208	(28,696)	684,753	745,250	(60,498)	1,490,500
Administrative Service							
16703 Legal Fees	22,315	18,458	3,856	119,620	110,750	8,869	221,500
16705 Auditing Fees	0	0	0	19,250	18,750	500	18,750
16706 Engineering Fees	3,363	1,833	1,530	10,869	11,000	(131)	22,000
16707 Engineering Fees - Special	1,752	1,250	502	20,964	7,500	13,464	15,000
16708 Financial Advisor Fees	0	0	0	2,885	3,000	(115)	3,000
16709 Election Expense	75	0	75	123	0	123	7,500
16710 Website Hosting	1,677	2,083	(407)	15,346	12,500	2,846	25,000
16712 Bookkeeping Fees	8,876	8,050	826	52,867	66,700	(13,833)	115,000
16714 Printing & Office Supplies	468	417	51	3,728	2,500	1,228	5,000
16715 Filing Fees	0	42	(42)	0	250	(250)	500
16716 Delivery Expense	273	833	(560)	1,502	5,000	(3,498)	10,000
16717 Postage	1,762	1,500	262	9,883	9,000	883	18,000
16718 Insurance & Surety Bond	0	0	0	25,479	25,000	479	25,000
16722 Bank Service Charge	457	417	40	2,372	2,500	(128)	5,000
16723 Travel Expense	34	104	(71)	365	625	(260)	1,250
16724 Publication Expense (SB 622)	0	0	0	0	0	0	2,500
16725 Tax Assessor/Appraisal	6,041	6,250	(209)	18,814	18,750	64	25,000
16726 Delinquent Tax Attorney Fee	23	167	(144)	1,108	1,000	108	2,000
16728 Record Storage Fees	200	208	(9)	1,094	1,250	(156)	2,500
16731 Arbitrage Analysis	0	0	0	0	0	0	500
16734 District Management Fees	22,000	22,000	0	132,225	132,000	225	264,000
16735 Telephone Expense (TC Tech)	0	67	(67)	0	400	(400)	800
16737 Legal Fees - PIRs	0	833	(833)	0	5,000	(5,000)	10,000
16738 Legal Fees - Restrictive Cov	5,840	1,333	4,507	12,140	8,000	4,140	16,000
16740 Seminar Expense	0	0	0	1,185	1,000	185	3,500
16741 Communications	0	833	(833)	383	5,000	(4,618)	10,000
16742 Printing & Publicity	0	208	(208)	0	1,250	(1,250)	2,500
16743 Restrictive Covenants	3,200	2,583	617	18,000	15,500	2,500	31,000
16744 IT Maintenance & Cyber Security	1,475	1,250	225	8,911	7,500	1,411	15,000
Total Administrative Service	79,829	70,721	9,108	479,110	471,725	7,385	877,800
Security Service							
16801 Patrol Service	10,534	11,250	(716)	70,931	67,500	3,431	135,000

Actual vs. Budget Comparison

Block House MUD - GOF



	March 2024			October 2023 - March 2024			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Expenditures							
Security Service							
16803 Surveillance/Security Maint.	2,212	3,333	(1,122)	8,031	20,000	(11,969)	40,000
16804 Surv/Security Mnth(Trinity)	1,293	1,250	43	7,861	7,500	361	15,000
Total Security Service	14,039	15,833	(1,795)	86,822	95,000	(8,178)	190,000
Fire Service							
16901 Fire Protection	5,200	7,110	(1,910)	800,613	785,039	15,574	794,628
Total Fire Service	5,200	7,110	(1,910)	800,613	785,039	15,574	794,628
Payroll Expense							
17101 Payroll Expenses	663	1,250	(587)	8,398	7,500	898	15,000
17102 Payroll Administration	150	0	150	800	0	800	0
17103 Payroll Tax Expense	865	667	198	5,465	4,000	1,465	8,000
Total Payroll Expense	1,678	1,917	(239)	14,663	11,500	3,163	23,000
Other Expense							
17802 Miscellaneous Expense	0	0	0	5	0	5	0
17805 Other Office Expenses	0	625	(625)	1,406	3,750	(2,344)	7,500
17806 District Functions	168	625	(457)	1,949	3,750	(1,801)	7,500
Total Other Expense	168	1,250	(1,082)	3,360	7,500	(4,141)	15,000
Total Expenditures	420,311	399,847	20,464	3,347,494	3,153,864	193,630	5,650,128
Total Revenues (Expenditures)	(383,060)	(157,109)	(225,951)	401,222	670,717	(269,495)	(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	0	0	0	86,100	10,000	76,100	10,000
Total Capital Outlay	0	0	0	151,591	10,000	141,591	11,000
Total Other Expenditures	0	0	0	151,591	10,000	141,591	11,000

Actual vs. Budget Comparison

Block House MUD - GOF



	March 2024			October 2023 - March 2024			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Total Other Revenues (Expenditures)	0	0	0	(151,591)	(10,000)	(141,591)	242,851
Excess Revenues (Expenditures)	(383,060)	(157,109)	(225,951)	249,631	660,717	(411,086)	0

Balance Sheet as of 03/31/2024

Block House MUD - GOF



Assets

Bank

11101 Cash in Bank	\$218,443
11102 Lockbox	1,598
11104 Managers	31,572

Total Bank

\$251,614

Investments

11201 Time Deposits	\$5,758,334
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Total Investments

\$5,758,334

Receivables

11301 Accounts Receivable	\$159,300
11303 Maintenance Tax Receivable	82,563
11305 Accrued Interest	17,622

Total Receivables

\$259,485

Interfund Receivables

11401 Due From Capital Projects	\$2,398
11402 Due From Debt Service	17,691

Total Interfund Receivables

\$20,088

Total Assets

\$6,289,521

Liabilities & Equity

Liabilities

Accounts Payable

12101 Accounts Payable	\$339,896
12102 Payroll Liabilities	291
12105 Payroll Liability - SUI	1
12107 Accrued Payroll	4,102

Total Accounts Payable

\$344,291

Other Current Liabilities

12201 Unclaimed Property	\$2,784
12202 Due To TCEQ	1,936
12205 Due To Others	5,300

Total Other Current Liabilities

\$10,020

Deferrals

12502 Deferred Inflows Property Tax	\$82,563
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Total Deferrals

\$82,563

Deposits

12601 Customer Meter Deposits	\$349,789
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Total Deposits

\$349,789

Total Liabilities

\$786,663

Balance Sheet as of 03/31/2024

Block House MUD - GOF



Liabilities & Equity

Equity

Unassigned Fund Balance

13101 Unassigned Fund Balance

\$5,253,227

Total Unassigned Fund Balance

\$5,253,227

Net Income

\$249,631

Total Equity

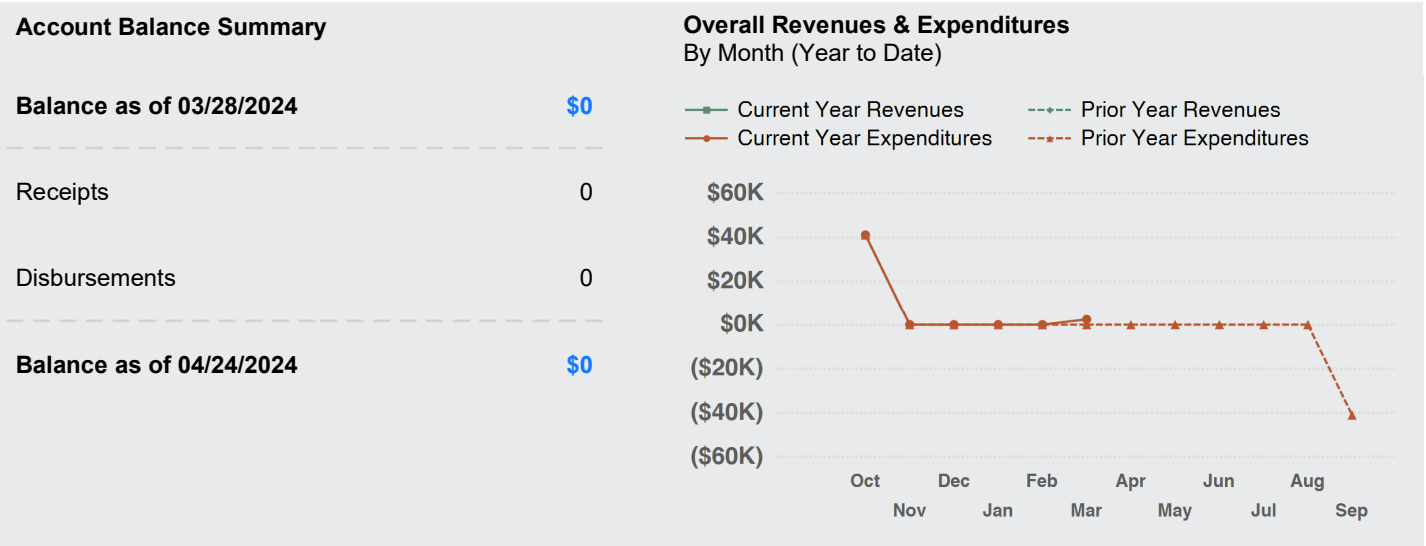
\$5,502,858

Total Liabilities & Equity

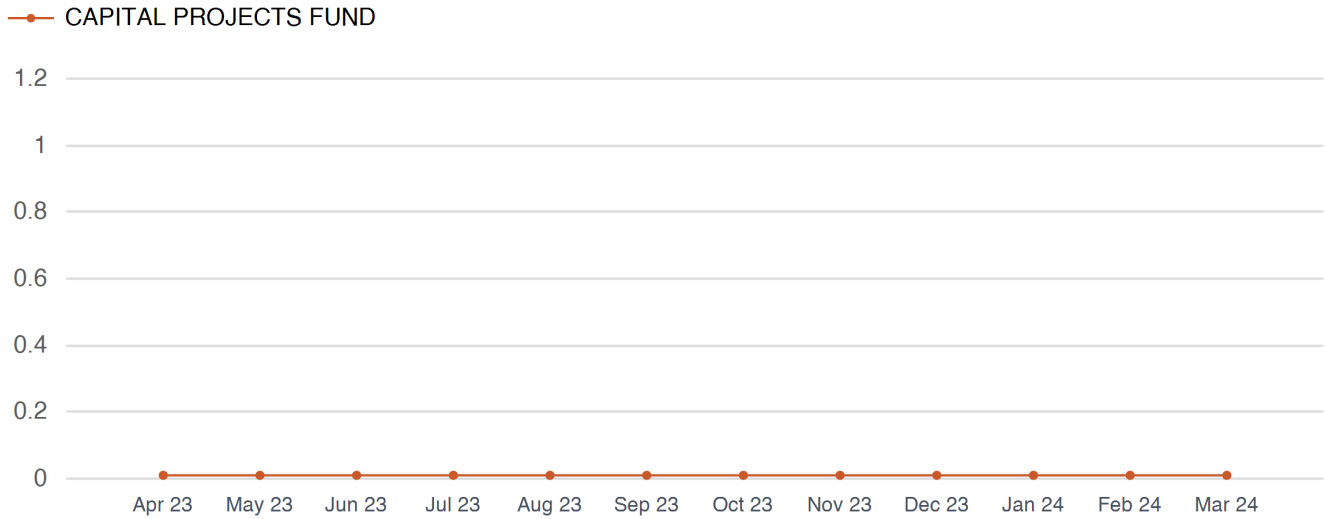
\$6,289,521

Monthly Financial Summary - Capital Projects Fund

Block House MUD - CPF



Account Balance By Month | April 2023 - March 2024



Cash Flow Report - Checking Account

Block House MUD - CPF



Number	Name	Memo	Amount	Balance
Balance as of 03/28/2024				\$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 04/24/2024				\$0.01

District Debt Summary as of 04/24/2024

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	\$2,955,000
2016 - Refunding	\$5,800,000	2026	\$1,140,000
Total	\$9,110,000		\$4,095,000

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 04/24/2024

Block House MUD



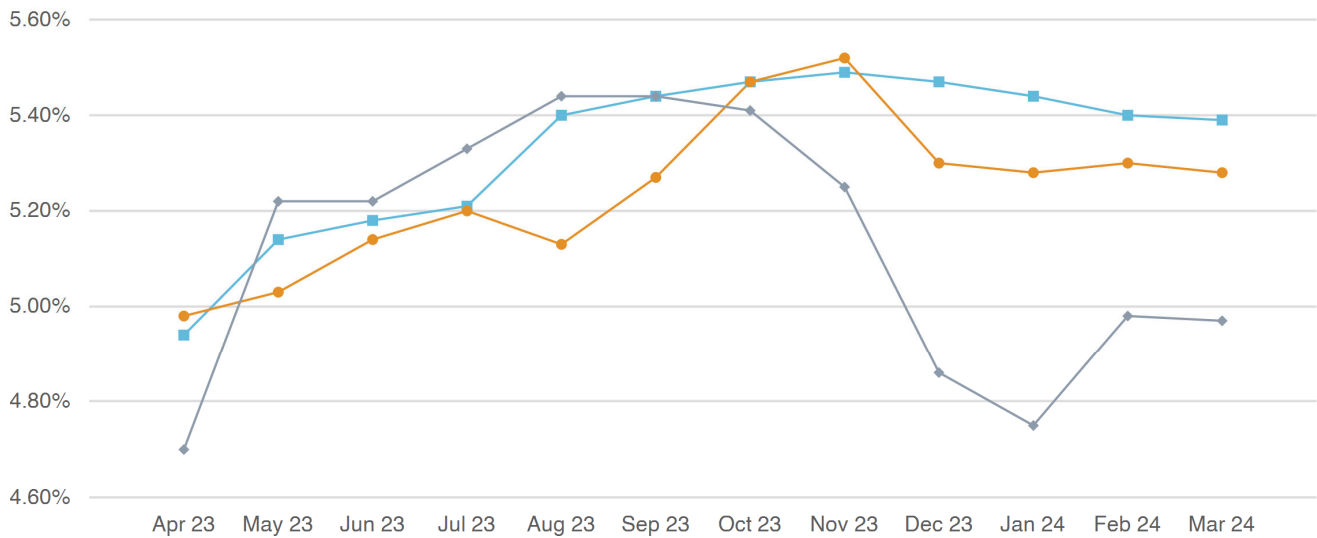
General Operating Fund	Capital Projects Fund	Debt Service Fund	Other Funds
Funds Available to Invest \$5,557,981	Funds Available to Invest \$0	Funds Available to Invest \$569,157	Funds Available to Invest N/A
Funds Invested \$5,501,514	Funds Invested \$0	Funds Invested \$569,157	Funds Invested N/A
Percent 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	5.37 %	180 Days	5.42 %	180 Days	5.35 %
		270 Days	5.37 %	270 Days	5.35 %
		1 Yr	5.28 %	1 Yr	5.18 %
		13 Mo	5.13 %	13 Mo	N/A
		18 Mo	4.20 %	18 Mo	5.18 %
		2 Yr	1.91 %	2 Yr	4.97 %

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

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

— MONEY MARKET — CD-1 YEAR — U.S. TREASURIES-1 Year



Account Balance as of 04/24/2024

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 %	4,408,722.22	
TEXPOOL (XXXX0005)	07/07/2017		5.31 %	387,792.09	Special Projects
Checking Account(s)					
FIRST CITIZENS BANK-CKING (XXXX1568)			0.05 %	46,425.64	Managers
FIRST CITIZENS BANK-CKING (XXXX1592)			0.10 %	8,443.09	Checking Account
PNC (XXXX5128)			0.00 %	1,598.39	Lockbox
Totals for General Operating Fund				\$5,557,981.43	

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 %	569,156.69	
Totals for Debt Service Fund				\$569,156.69	

Grand Total for Block House MUD :

\$6,127,138.13

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%	DSF	M&O	FIRE	TOTAL
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	79,560.68	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	8,828.45	11,609.31	5,179.94	25,617.70	8,866.14	11,670.45	5,200.30	25,736.89
PENALTY	420.02	552.32	246.44	1,218.78	429.82	568.22	251.74	1,249.78
					9,295.96	12,238.67	5,452.04	26,986.67
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	1,364,647.28	1,794,494.41	800,682.48	3,959,824.18				
TAXES	1,363,602.40	1,793,120.40	800,069.42	3,956,792.22	1,364,605.33	1,794,774.78	800,613.47	3,959,993.58
PENALTY	1,044.88	1,374.01	613.07	3,031.96	1,442.24	2,018.74	827.85	4,288.82
TOTALS	1,364,647.28	1,794,494.41	800,682.48	3,959,824.18	1,366,047.57	1,796,793.50	801,441.33	3,964,282.40
ADJUSTMENTS	(1,192.53)	(1,568.17)	(699.70)	(3,460.40)	(2,127.96)	(3,058.88)	(1,203.37)	(6,390.21)
TAX								
DUE @				98.10%				
3/31/2024	26,345.65	34,644.21	15,457.84	76,447.71	46,449.19	57,948.89	24,613.62	129,011.70
TAX RATES	0.2035	0.2676	0.1194	0.5905		Total M&O	82,562.51	

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: April 17, 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 reviewed and followed up with the legal counsel's office on the renewal of the District's insurance through TML. We have also received comments from residents regarding the condition of Creek Run Drive and are starting to investigate those.

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 still under review.

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

The District has engaged Trent Rush of Hitchcock Design Group to prepare the preliminary schematic designs for the park improvements as well as provide final design and construction assistance with the final plans for the improvements. These schematic designs will be included in the bond report filed with TCEQ in support of the recreational bond issue approval process. The Board is scheduled to conduct a special meeting on April 17th to review and approve those schematic designs.

The current schedule for the recreational bond issue anticipates GEI proceeding with the preparation of the report and supporting documents and for legal counsel to present the resolution at the District's regular April 24th meeting authorizing the submittal of the bond application shortly after that meeting. The District's financial advisor has already provided the information needed to our office to GEI for incorporate into the bond application. With the anticipated filing date of May 2024 for the bond package with TCEQ, the District should be able to proceed with advertising and sale of the bonds by late summer or early this fall.



Block House MUD Board of Directors

April 17, 2024

Page 2

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. Our office anticipates signing off on the plans on behalf of the District shortly.

The District has reached an agreement on 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. The final documents and transfer should be completed shortly. We are continuing to work with NFM to address any questions or concerns as they arise relating to the start of construction of the project. NFM remains very cooperative in addressing any issues we have brought to their attention.

GEI will be in attendance at the Board's April regular meeting to address any question or concerns that may arise.

DWG:ad

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



April 24, 2024

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

GENERAL INFORMATION

Occupied Single Family Connections	<u>2157</u>	x 3 =	<u>6471</u>	Estimated Population
Vacant Single Family Connections	<u>11</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 3/18/24, 3/25/24 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
02/01/24	03/01/24	11,822.0	9,455.0	0	9,455.00	26.0	-2,341.0	-19.80%	-\$5,033.15
2024 TOTAL		48,870.0	40,752.0	0.0	40,752.0	132.4	-7,985.6	-0.7	-12,135.9
2024 MONTHLY AVG.		12,217.5	10,188.0	0.0	10,188.0	53.2	-1,881.5	-0.2	-4,292.3
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
 February 11, 2023 to March 10, 2024

Current Billing

Deposit	\$3,306.00	
Basic Service	115,033.19	
Water	46,359.94	
Sewer	32,314.38	
TCEQ	966.25	
Misc	\$139.00	

 Total Current Billing		 \$198,118.76

Aged Receivables

Thirty (30) Days	\$14,899.54	
Sixty (60) Days	501.62	
Ninety (90) Days	0.00	
One hundred twenty (120) Days	0.00	
Billed Arrears	15,401.16	
Credit Bal Fwd	-3,337.76	

 Total Aged Receivables		 \$12,063.40

Accounts Receivables

Deposit	\$3,506.00	
Penalty	\$2,677.22	
Basic Service	110,660.07	
Water	50,449.21	
Sewer	31,503.12	
TCEQ	930.54	
Miscellaneous	114.00	

 Total Accounts Receivables		 \$199,840.16

Deposit Liability

Balance As Of	02/11/24	\$349,383.44
Collections		2,706.00
Deposits Applied		-2,300.00

 Balance As Of	03/10/24	 \$349,789.44

BLOCKHOUSE MUNICIPAL UTILITY DISTRICT # 1
Billing Report
March 2024

Connections	February	March
Active	2193	2194
Inactive	12	11
Total	2205	2205

Billing Recap

	February	March
Deposit	\$4,100.00	\$3,306.00
Basic Service	\$115,008.65	\$115,033.19
Water	\$46,602.27	\$46,359.94
Sewer	\$32,752.44	\$32,314.38
State Assessment	\$969.68	\$966.25
Miscellaneous	\$297.00	\$139.00
Total Current Billing	\$199,730.04	\$198,118.76
30 Days	\$1,331.08	\$14,899.54
60 Day	\$12,184.62	\$501.62
90 Day	\$366.63	\$0.00
120 Day	\$116.16	\$0.00
Past Due	\$13,998.49	\$15,401.16

Collections

	February	March
Letters	186	181
Terminations	7	10

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: **March 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	0.452	16	0.419	Total
2	0.452	17	0.419	Monthly
3	0.452	18	0.419	Purchase: 13.577
4	0.452	19	0.429	Average
5	0.452	20	0.429	Daily: 0.438
6	0.452	21	0.433	Maximum
7	0.459	22	0.433	Daily: 0.460
8	0.459	23	0.433	Minimum
9	0.459	24	0.433	Daily: 0.419
10	0.459	25	0.433	
11	0.460	26	0.433	
12	0.419	27	0.433	
13	0.419	28	0.437	
14	0.419	29	0.437	
15	0.419	30	0.437	
		31	0.437	

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.

WATER PRODUCTION REPORT

DISTRICT: **BLOCK HOUSE M.U.D.**

MONTH: **March 2024**

LOCATION: **BLOCK HOUSE DR. & NEW HOPE**

ID #: **2460110**

		METER 6"	FLOW x 1000	CHLORINE RESIDUAL
DAY	DATE	# 81996621	gal	mg/L
Fri	1	558695	451.5	2.6
Sat	2	559146	451.5	2.5
Sun	3	559598	451.5	2.1
Mon	4	560049	451.5	2.7
Tue	5	560501	451.5	2.5
Wed	6	560952	451.6	3.2
Thu	7	561404	459.4	3.3
Fri	8	561863	459.4	3.2
Sat	9	562323	459.4	3.2
Sun	10	562782	459.4	3.5
Mon	11	563242	459.5	2.9
Tue	12	563701	419.1	3.2
Wed	13	564120	419.1	3.5
Thu	14	564539	419.1	3.5
Fri	15	564958	419.2	3.0
Sat	16	565378	419.2	3.0
Sun	17	565797	419.2	3.2
Mon	18	566216	419.2	2.9
Tue	19	566635	428.8	2.5
Wed	20	567064	428.8	3.1
Thu	21	567493	432.9	3.2
Fri	22	567926	432.9	3.0
Sat	23	568359	432.9	3.0
Sun	24	568792	432.9	2.6
Mon	25	569224	432.9	2.9
Tue	26	569657	433.0	2.6
Wed	27	570090	433.0	2.6
Thu	28	570523	437.2	2.9
Fri	29	570961	437.2	2.1
Sat	30	571398	437.2	3.3
Sun	31	571835	437.2	2.3
Mon	1	572272		
Total			13577.2	
Avg.			438.0	2.9
Max.			459.5	3.5
Min.			419.1	2.1

Operator:

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	2,168	2,156	4.30
Mar-24	9,320,000	2,157	2,000	26	35,000	2	36,000	1	62,000	8	9,455,000	2,168	2,157	4.30
BLKH FY 23-24 Totals	71,310,000		23,000		140,000		124,000		4,232,000		75,829,000			

Block House MUD

Monthly Meter Read Comparison for: March 2024

	<u>City of Cedar Park</u>		<u>Blockhouse Creek MUD</u>			
	2/22/2024 Previous	3/22/2024 Current	Usage (Kgal)	2/22/2024 Previous	3/22/2024 Current	Usage(Kgal)
Blockhouse Drive/New Hope	555503	568060	1255.7	555264	567925	1266.1
Totals			1255.7			1266.1
					Difference	<u>-10.40</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
02/22/23 - 03/22/24	12,556,220	13,094,200
FY 23/24 TOTAL	81,282,510	82,754,500
<i>Difference</i>	<i>1,471,990</i>	

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

March 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:	\$ -	\$ -	\$ -	\$ -



FENCE REPLACEMENTS
Perpetual Scope of Work

ESTIMATING

- 1) Define Fence Locations to be replaced.
 - a) Determine resident addresses to be impacted.
- 2) Measure Fences.
 - a) Recommend Stone Column-To-Column replacements vs. rear resident property lines to maintain community aesthetics.
- 3) Submit Replacement Bid
 - a) Must Include:
 - i) All property addresses impacted.
 - ii) Cost of removal and disposal.
 - iii) Any other items that could impact cost (brush removal, tree clearing, etc.) with prior discussion.

UPON AWARD

- 4) Agreement sent to community for signature.
- 5) Public Utility Markings Requested.
- 6) Installation Date Set.
- 7) Notify Community manager and staff of installation date.
- 8) Residents notified after community has placed door hangers (typically 5-7 days prior).
 - a) Address resident concerns.
 - i) i.e. Dogs and pets, installation timelines, etc.
 - ii) Provide company and project manager phone numbers for immediate concerns.
- 9) Notify community manager of installation date and or concerns should assistance be needed.

INSTALLATION

- 10) Fence removal in phases based on resident notifications.
 - a) Goal is to not have residents without fence more than one night.
- 11) Sent post on same day of existing fence removal.
- 12) Pickets are installed the following day.
 - a) 3 Horizontal Support Rails
 - b) 5/8"x5" Western Red Cedar Pickets
 - c) Typically, 1.5"-2" above current grade.
 - i) Grade may have increased from prior fence installation due to erosion.
 - d) Install new pickets flush with top of existing/remaining stone columns.





ESTIMATE

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



Lisa Sandoval
BHMUD Fence Replacement

Estimate #	7619
Date	4/12/2024

Item	Description	Qty	Amount
Fallen Down Sections			\$12,060.00
WF6SL	APPROX; 271 Linear Feet 6' Residential SELECT Height: 6' Posts: 2 3/8 Galvanized Rails: 3 Rail - 2x4 Pickets: 5/8" x 5" x 6' Cedar - 1303 Mojave Bend - 1315 Mojave Bend - 1317 Mojave Bend - 1319 Mojave Bend - 1321 Mojave Bend - 1401 Mojave Bend	1.00	\$12,060.00
CPTR	Price Included Above Cap: 2x6 Cedar Trim: 1x Cedar	271.00	\$0.00
FTOHO	Price Included Above FENCE Removal and Disposal Tear Out / Haul Off	271.00	\$0.00
Leaning Sections			\$14,062.00
WF6SL	APPROX; 316 Linear Feet 6' Residential SELECT Height: 6' Posts: 2 3/8 Galvanized Rails: 3 Rail - 2x4 Pickets: 5/8" x 5" x 6' Cedar - 16206 Copper Leaf Lane - 16208 Copper Leaf Lane - 16210 Copper Leaf Lane - 16212 Copper Leaf Lane - 16214 Copper Leaf Lane - 16216 Copper Leaf Lane - 16218 Copper Leaf Lane	1.00	\$14,062.00
CPTR	Price Included Above Cap: 2x6 Cedar Trim: 1x Cedar	316.00	\$0.00
FTOHO	Price Included Above FENCE Removal and Disposal Tear Out / Haul Off	316.00	\$0.00

Item	Description	Qty	Amount
Other			\$0.00
Fence Warranty	Outside of willful or malicious damage, Acts of God, or other loss beyond our control, All materials and workmanship incorporated in your project will be warranted against any and all defects due to faulty materials or workmanship for a period of twelve (12) months from the date of installation. Wood Frame Gates over 45" are not warranted.	1.00	\$0.00

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.

SPECIAL INSTRUCTIONS

Sagamore Fence & Deck

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

512 Outdoor

91203
+1 5125901186
info@512outdoor.com



512 OUTDOOR

Estimate

ADDRESS
Lisa Sandoval
Block House MUD
Block House Dr
Leander, TX 78641

ESTIMATE 2216
DATE 04/17/2024
EXPIRATION DATE 05/17/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	1.1 - Vertical Cedar Fence - 6' Tall - Wood Post	Fences that are leaning will be replaces along Block House Dr from Molson Lake Dr down towards Ave of the Stars Houses affected: MOJAVE BEND #'S 1401, 1321, 1319, 1317, 1315, 1305 AND 1303 Demo, Dispose and Install 320 linear Feet of 6' Tall Vertical Cedar Fence, featuring 4x4 Pressure Treated Posts, (3) 2x4 Pressure treated Rails and 5/8" x 5-1/2" x 6' Cedar Dog Eared Pickets , 2x6 Cedar Cap and 1x4 Cedar Trim.	1	10,880.00	10,880.00
	1.1 - Vertical Cedar Fence - 6' Tall - Wood Post	Fences that are leaning will be replaces along Block House Dr from Molson Lake Dr down towards Ave of the Stars Houses affected: COPPER LEAF LN#'S 16216, 16214, 16212, 16210, 16208, 16206, 16204 Demo, Dispose and Install 320 linear Feet of 6' Tall Vertical Cedar Fence, featuring 4x4 Pressure Treated Posts, (3) 2x4 Pressure treated Rails and 5/8" x 5-1/2" x 6' Cedar Dog Eared Pickets , 2x6 Cedar Cap and 1x4 Cedar Trim.	1	10,880.00	10,880.00
	1.1 - Vertical Cedar Fence - 6' Tall - Wood Post	Houses affected: COPPER LEAF LN#'S 16226 CORNER WITH PORT HOOD DR (PORT HOOD DR fence) Demo, Dispose and Install 35 linear Feet of 6' Tall Vertical Cedar Fence,	1	1,190.00	1,190.00

featuring 4x4 Pressure Treated Posts,
(3) 2x4 Pressure treated Rails and 5/8"
x 5-1/2" x 6' Cedar Dog Eared Pickets ,
2x6 Cedar Cap and 1x4 Cedar Trim.

Prices are based on doing all work concurrently, any change in the scope of work may lead to a change in pricing. All our work comes with a one year warranty covering workmanship. Final invoice must be paid within two business days of the day the project is completed. Any payments received after 48 hours of completion will incur a \$100 late charge.
We require a 50% Deposit to schedule the project, then final 50% is paid upon completion.

TOTAL

\$22,950.00

Accepted By

Accepted Date

E S T I M A T E

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



Lisa Sandoval
Job #2375 - BHMUD - Stain

Estimate #	7643
Date	4/17/2024

Item	Description	Qty	Amount
Stain for Fallen Down Sections (Estimate #7619)			\$2,710.00
STAIN6	6' Fence STAIN Color: Sagamore Fence - 1303 Mojave Bend - 1315 Mojave Bend - 1317 Mojave Bend - 1319 Mojave Bend - 1321 Mojave Bend - 1401 Mojave Bend	271.00	\$2,710.00
Stain for Leaning Section (Estimate #7619)			\$3,160.00
STAIN6	6' Fence STAIN Color: Sagamore Fence - 16206 Copper Leaf Lane - 16208 Copper Leaf Lane - 16210 Copper Leaf Lane - 16212 Copper Leaf Lane - 16214 Copper Leaf Lane - 16216 Copper Leaf Lane - 16218 Copper Leaf Lane	316.00	\$3,160.00

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."

AGENDA ITEM #21



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	51	3	3	1	16	1
Totals	139	9	7	7	66	2

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	139	9	7	7	66	2
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**Block House MUD- 2024 Operations Report
March**

Courtesy Pick-ups

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
29776	MALLACH	2717	ALEXANDER	3/20/2024	96G TRASH CLEANUP	7795581
29832	BUNTING	2503	AUTREY	3/20/2024	96G RECY CLEANUP	7799599
31317	KULLHEM	2915	RAINY RIVER	3/20/2024	96G RECY CLEANUP	7786902

Bulky Waste

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
29776	MALLACH	2717	ALEXANDER	3/13/2024	BULKY WASTE SRVC	7792019
29794	HINOJOSA	2507	ARMSTRONG	3/6/2024	BULKY WASTE SRVC	7783154
29808	PENDELL	2606	ARMSTRONG	3/20/2024	BULKY WASTE SRVC	7798496
29841	KALLMAN	2512	AUTREY	3/20/2024	BULKY WASTE SRVC	7798862
30049	LAWSON	17516	BOTTLE SPRINGS	3/6/2024	BULKY WASTE SRVC	7777374
30067	RUTLEDGE	1407	CATALINA	3/27/2024	BULKY WASTE SRVC	7800514
30088	MILLER	1304	CATLIN	3/27/2024	6CY-BULKY WASTE SRVC	7794730
30092	HALLAND MILBERGER	1308	CATLIN	3/6/2024	BULKY WASTE SRVC	7778630
30118	CUBBERLEY	502	CHANDLER BRANCH	3/6/2024	BULKY WASTE SRVC	7778313
30165	ADAMS	1319	CHARDONNAY	3/20/2024	BULKY WASTE SRVC	7789176
30186	RICHEY	2413	CHARLEY HARLEY	3/6/2024	BULKY WASTE SRVC	7777177
30218	MCCUMBER	2523	CLAUDIA	3/6/2024	BULKY WASTE SRVC	7737118
30277	BRUNE	16801	CREE LAKE	3/6/2024	BULKY WASTE SRVC	7783170
30316	KASIRI	3203	DIGBY	3/27/2024	BULKY WASTE SRVC	7802774
30349	SLAGLE	1402	DILLON LAKE	3/6/2024	BULKY WASTE SRVC	7778278
30437	BRYFEL	1313	FAIRLAWN	3/20/2024	BULKY WASTE SRVC	7797341
30440	CHODOROWSKI	1402	FAUSTINO	3/13/2024	BULKY WASTE SRVC	7790454
30513	DUNIVAN	2706	HOPEWELL	3/20/2024	BULKY WASTE SRVC	7799698
30513	DUNIVAN	2706	HOPEWELL	3/27/2024	BULKY WASTE SRVC	7799705
30548	DOUCET	902	HOUSE CREEK	3/20/2024	BULKY WASTE SRVC	7800166
30574	POLSTER	902	HUTTON	3/6/2024	BULKY WASTE SRVC	7783192
30737	VALENZUELA	2512	KATHLEEN	3/6/2024	BULKY WASTE SRVC	7776197
30801	RECKAWAY	806	LA CREMA	3/13/2024	BULKY WASTE SRVC 6CY	7789328
30887	DYER	803	LUKE	3/13/2024	BULKY WASTE SRVC	7777067
30914	HOWARD	1501	MCDOWELL	3/20/2024	BULKY WASTE SRVC	7795530
31008	WOOD	1417	MOJAVE	3/20/2024	BULKY WASTE SRVC	7795076
31008	WOOD	1417	MOJAVE	3/27/2024	BULKY WASTE SRVC	7803868
31075	LOPEZ/PORTER	1019	MOSER RIVER	3/6/2024	BULKY WASTE SRVC	7760614
31120	UNDERBRINK	1510	NETTIE	3/13/2024	BULKY WASTE SRVC	7790768
31197	HESLOP	1230	PINE PORTAGE	3/20/2024	BULKY WASTE SRVC	7792960
31228	CECIL	3102	PORT ANNE	3/20/2024	BULKY WASTE SRVC	7794130
31266	BEHNKE	913	PORT DANIEL	3/27/2024	BULKY WASTE SRVC	7804680
31299	WOLLNEY	17509	PORT HOOD	3/13/2024	BULKY WASTE SRVC	7792351
31389	TIMOFEEV	1517	SCOTTSDALE	3/13/2024	BULKY WASTE SRVC	7787497
31389	TIMOFEEV	1517	SCOTTSDALE	3/27/2024	BULKY WASTE SRVC	7808426
31480	RECK	14919	SNELLING	3/27/2024	BULKY WASTE SRVC	7804661

31510	KULKARNI	2417	SOCORRO	3/6/2024	BULKY WASTE SRVC 6CY	7773884
31510	KULKARNI	2417	SOCORRO	3/20/2024	BULKY WASTE SRVC	7792488
31734	DUNCAN	703	STUART	3/13/2024	BULKY WASTE SRVC	7786272
31767	DILLARD	2409	SUSAN	3/13/2024	BULKY WASTE SRVC	7791859
31781	GOWER	2508	TRACY	3/6/2024	BULKY WASTE SRVC	7760603
31785	SATTER	401	TUMLINSON FORT	3/6/2024	BULKY WASTE SRVC	7783873
31825	WILD	2801	TUMLINSON FORT	3/13/2024	BULKY WASTE SRVC	7783241
31825	WILD	2801	TUMLINSON FORT	3/20/2024	BULKY WASTE SRVC	7793502
31856	BARBER	2708	TURTLE RIVER	3/20/2024	BULKY WASTE SRVC	7792867
31913	FENSTERMAKER	2611	WALKER	3/27/2024	BULKY WASTE SRVC	7807745
31922	OLSON	2707	WALKER	3/27/2024	BULKY WASTE SRVC	7806812
31956	POSTON	2515	WINSLOW	3/20/2024	BULKY WASTE SRVC	7797563
31980	CAVANAUGH	2807	WINSLOW	3/13/2024	BULKY WASTE SRVC	7784322
31993	STETSON PROPERTY MGM	3310	ZINFANDEL	3/13/2024	BULKY WASTE SRVC 6CY	7787875
31994	LOGAN	3312	ZINFANDEL	3/13/2024	BULKY WASTE SRVC	7786724

Missed Pick-ups

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
29776	MALLACH	2717	ALEXANDER	3/13/2024	96G TRASH MISS	7794391
29832	BUNTING	2503	AUTREY	3/8/2024	96G RECY MISS	7786450
31067	SANTOS	1011	MOSER RIVER	3/1/2024	96G TRASH MISS	7774097

Cart Deliveries

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
31667	PIPLAPURE	2705	SPY	3/26/2024	96G TRASH CART DLVR	7805913

Cart Swaps

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
29776	MALLACH	2717	ALEXANDER	3/15/2024	SWAP 9T CART FOR SAME	7795575
29776	MALLACH	2717	ALEXANDER	3/18/2024	SWAP 9Y CART FOR SAME	7797271
29852	WAREHAM	3308	BARDOLINO	3/13/2024	SWAP 9T CART FOR SAME	7790975
30282	MORAGN	16806	CREE LAKE	3/6/2024	SWAP 9T CART FOR SAME	7777252
30399	WOOD JR	15323	ENGLISH RIVER	3/6/2024	SWAP 9T CART FOR SAME	7776045
30401	MARTIN	15325	ENGLISH RIVER	3/6/2024	SWAP 9T CART FOR SAME	7776046
30690	REALE	3400	JORDAN	3/27/2024	SWAP 9T CART FOR SAME	7801270
30788	SAMUELSON	16302	KICKING BIRD	3/13/2024	SWAP 9T CART FOR SAME	7791688
31442	VILLEGAS	16300	SNELLING	3/13/2024	SWAP 9T CART FOR SAME	7791144
31443	RODGERS	16301	SNELLING	3/13/2024	SWAP 9T CART FOR SAME	7791693
31541	JONES	2609	SOCORRO	3/27/2024	SWAP 9T CART FOR SAME	7803370
31611	FOGLE	16623	SPOTTED EAGLE	3/6/2024	SWAP 9T CART FOR SAME	7784373
31611	FOGLE	16623	SPOTTED EAGLE	3/6/2024	SWAP 9Y CART FOR SAME	7784375
31748	GOMEZ	2300	SUSAN	3/13/2024	SWAP 9T CART FOR SAME	7789039
31768	STEVENSON	2410	SUSAN	3/13/2024	SWAP 9T CART FOR SAME	7789124
31881	EARLY	2605	WALKER	3/6/2024	SWAP 9T CART FOR SAME	7773471

Cart Terms

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
30914	HOWARD	1501	MCDOWELL	3/20/2024	CART 9T TERM	7795546



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	134.25	19.51
Total Tonnage for 1st Qtr	456.40	118.11

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	456.40	118.11
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Block House MUD March 2024

Estimated Trash Weights

Date	Truck #	Route	Ticket #	Tonnage on Route
3/1/2024	41074	F490	495900	2.2
3/4/2024	41101	F408	3267716	7.23
3/6/2024	41102	F401	496372	11.43
3/6/2024	41104	F410	496386	13.54
3/6/2024	41147	F402	496401	10.33
3/6/2024	41102	F401	496419	8.65
3/6/2024	41104	F410	496449	5.71
3/6/2024	41147	F402	496453	11.87
3/8/2024	42012	F490	496667	1.65
3/11/2024	41101	F408	496882	8.99
3/11/2024	41114	F408	496973	2.82
3/11/2024	41101	F408	496978	5.32
3/13/2024	41104	F410	497276	4.39
3/15/2024	42012	F490	497510	1.7
3/18/2024	41100	F408	497723	11.94
3/18/2024	41087	F408	497756	9.31
3/18/2024	41100	F408	497768	4.15
3/20/2024	41102	F401	497995	9.33
3/20/2024	41104	F410	498004	8.2
3/20/2024	41147	F402	498006	4.74
3/25/2024	41082	F408	498382	7.82
3/25/2024	41101	F408	498441	12.02
3/25/2024	41099	F408	498466	9.52
3/27/2024	41104	F410	498641	10.22
3/27/2024	41083	F401	498708	8.55
3/27/2024	41104	F410	498715	7.09
3/27/2024	41147	F402	498718	7.45

Total Trash Tonnage 206.17

Total Block House Containers	2266
/Total containers on all routes	3480
<hr/>	
% of Block House Containers in routes	65.11%
Total Tonnage	206.17
X % of Block House containers in routes	65.11%
<hr/>	
Estimated trash tonnage	134.25
<hr/>	

Estimated Recycle Weights

Date	Truck #	Route	Ticket #	Tonnage on Route
3/6/2024	41101	F503	496399	5.32
3/6/2024	41101	F503	496439	0.01
3/20/2024	41101	F503	497972	5.21
3/20/2024	41110	F504	498007	8.61
3/20/2024	41101	F503	498008	0.01
3/27/2024	41101	F504	498691	2.65

Total Recycle Tonnage 21.81

Total Block House Containers	2195
/Total containers on all routes	2454
<hr/>	
% of Block House containers in routes	89.45%
Total Tonnage	21.81
X % of Block House containers in routes	89.45%
<hr/>	
Estimated recycle tonnage	19.51
<hr/>	

Blockhouse Municipal Utility District Waste & Recycling Report March 2024

Date	Address	Customer Statement	Resolution/Response
3/7/2024	2503 Autrey Dr	Recycling missed	WO entered for cleanup
3/13/2024	2717 Alexander Dr	Trash missed	WO entered for cleanup
3/14/2024	2717 Alexander Dr	Trash missed	Cart contaminated – courtesy cleanup

Container Actions/Services:

Type Service	Number
Cart Exchanges/Swaps	16
Cart Deliveries	1
Carts Terminated	1
Bulky Pickup Service	51



MEMORANDUM

Date: 04.17.2024
To: Block House MUD Board of Directors
From: Lisa Sandoval, General Manager
Subject: General Manager's Report

General Manager Directives:

- 1) Ms. Sandoval is to provide messaging to District residents to provide clarify relating to current water use restrictions in the District. - Done

PR/Communications:

- 1) Social Media posts for March included 13 posts to all mediums
- 2) Welcome Packets are disseminated weekly to new residents - 11 new residents packets were distributed in March.
- 3) Brivo Tags - removed from system after Crossroads move-out (4)
- 4) Brivo Tags - issued (21)
- 5) May Newsletter is being produced in house and will be sent out on the 18th of May with in the Crossroads Utility Invoice and will be posted to the District website, via email and all social media sites, on May 1st.
- 7) Subcommittee meeting for April took place on the 10th.
Memo is in the packet

Restrictive Covenants:

- 1) CAM - Restrictive Covenants subcommittee meeting took place 12th of April.

Financial:

- 1) Finance Subcommittee will have a meeting on the 22nd of April at 10 am. Memo will be added to a supplement packet

Pools:

- 1) Premier Recreation memo is in the packet.
- 2) All Tumlinson Pool Freeze Repairs have been completed.
Meeting with TML next week with all subcontractors to walk all areas.
- 3) Twin Electric will have two change orders due to electircal wiring found installed backwards
- 4) hot was cold and cold was hot. This was done when electrical was installed when pump house was first built and had ran this way until now. All is being corrects, new timers needed to be installed new heaters were added to help with future freeze events. Heaters have been hard wired in with a thermostat indi for an AutoStart once temperatures dip below 35 degrees.

Landscaping:

- 1) Priority Landscape report is in the packet.



Amenities:

- 1) Amenities Security Subcommittee had a meeting with Wilco on the 5th of April.
Memo is in the packet
- 2) Amenities Subcommittee has a regular meeting on the 10th of April.
Memo is in the packet

Operations:

- 1) Crossroads Operational report is in the packet.

Services:

- 1) Services subcommittee meeting will take place on the 18th of April, memo will be in the supplement packet
- 2) Staining on Creek Run is underway and looking amazing!
- 3) Fencing found near Mojave Bend, Molson Lake and Copper Leaf to be leaning; pictures have been added.
Three bids were solicited, only two subcontractors submitted the following estimates.
 - (1) Sagamore Fence Estimate#7619 at \$26,122
 - (2) 512Outdoor Estimate#2216 at \$22,950
 - (3) Sagamore Fence Estimate for staining

Reservations:

- 1) None

Solid Waste Services:

- 1) TDS report included in the packet.

Water/Environmental/MS4 Items:

- 1) Crossroads received information of AT&T equipment spilling oil into the drainage and creeks
Darrell Winslett TCEQ Compliance Manager reported to TCEQ

Parks:

- 1) Graffiti on park benches on Tumlinson Park Trails has been cleaned (pictures attached)
- 2) New table installed at Tumlinson Pool (pictures attached)
- 3) Swing seats have been changed out at Tonkawa Park
- 4) Spinner at Tonkawa found broken; replacement was purchased
- 5) New infant swing seat has been purchased for Tonkawa park
- 6) Clean up from Easter Sunday was fairly easy; residents did a great job using trash cans.
- 7) Tonkawa spinner pads, installed

Tumlinson Park Trail Bench Graffiti – cleaned 03/08





New table installed at Tumlinson Pool:



Tonkawa Spinner Pads installed:





CEDAR PARK

Name of PWS: City of Cedar Park

PWS I.D# 2460009

BACKFLOW PREVENTION ASSEMBLY TEST AND MAINTENANCE REPORT

The following form must be completed for each assembly tested. A signed and dated original must be submitted to the public water supplier for record keeping purposes.

Mailing Address: CROSSROADS UTILITY SERVICES 2601 FOREST CREEK ROUND ROCK, TX. 78665
Contact Person: LISA TORRES Phone #: 512-246-1400
Location of Service: 2600 BLOCKHOUSE DR. - TUMLINSON POOL

The backflow prevention assembly detailed below has been tested and maintained as required by commission regulations and is certified to be operating within acceptable parameters.

TYPE OF ASSEMBLY

- Reduced Pressure Principle
- Double Check Valve
- Pressure Vacuum Breaker
- Reduced Pressure Principle-Detector
- Double Check-Detector
- Spill-Resistant Pressure Vacuum Breaker

Manufacturer: WATTS Model Number: LF800M4QT Size: 3/4
Serial Number: 087780 Located at: POOL EQUIPMENT ROOM
(Please check) New Installation: , Annual Test: , Repair:

Is the assembly installed in accordance with manufacturer recommendations and/or local codes? YES or XNO

	Reduced Pressure Principle Assembly		Pressure Vacuum Breaker		
	Double Check Valve Assembly		Relief Valve	Air Inlet	Check Valve
	1 st Check	2 nd Check			
Initial Test 11:45AM	Held at ___ psid Closed Tight <input type="checkbox"/> Leaked <input type="checkbox"/>	Held at ___ psid Closed Tight <input type="checkbox"/> Leaked <input type="checkbox"/>	Opened at ___ psid Did Not Open <input type="checkbox"/>	Opened at <u>3.4</u> psid Did Not Open <input type="checkbox"/>	Held at <u>0.0</u> psid Leaked <input type="checkbox"/>
Repairs and Materials Used	CLEANED DEBRIS FROM ASSEMBLY SECOND TEST 12:13PM				
Test After Repair	Held at ___ psid Closed Tight <input type="checkbox"/>	Held at ___ psid Closed Tight <input type="checkbox"/>	Opened at ___ psid	Opened at <u>3.4</u> psid	Held at <u>1.8</u> psid

Test gauge used: Make/Model WATTS TK-99E SN: 121389 Calibration Date: 10/6/23

Remarks: SERVES: SWIMMING POOL .THIS ASSEMBLY NEEDS TO BE AN RPZ FOR HIGH HAZARD
The above is certified to be true at the time of testing. WITH BACK PRESSURE.

Firm Name: FLUID METER SERVICE Certified Tester: CLINT HAMBRICK

Firm Address: 7304 MCNEIL DR.#604 Cert. Tester No.: BP0012343 EXP.7/20/24
Firm Phone #: 800-0944-4472 Date: 4/11/24

*TEST RECORDS MUST BE KEPT FOR ATLEAST THREE YEARS
** USE ONLY MANUFACTURER'S REPLACEMENT PARTS

Please forward this report to: **City of Cedar Park**
Building Inspection Department (new) or
450 Cypress Creek Rd, Bldg 2
Cedar Park, TX 78613
Phone: 512-401-5100 Fax: 512-258-1471

Utilities Department (retest)
2315 Brushy Creek Loop
Cedar Park, TX 78613
Phone: 512-401-5592 Fax: 512-401-5593

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

ATTORNEY DIRECTIVES
(From March 27, 2024 Meeting)

1. Mr. Abbott is to undertake all necessary actions relating to the Drainage Easement Agreement with 121 Acquisition Company, LLC. ***Done.***
2. Mr. Abbott is to review the District's park rules to confirm and consider providing authority to the General Manager to approve requests for use of facilities. ***In process.***

RESOLUTION AUTHORIZING APPLICATION TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY FOR APPROVAL OF PROJECT AND BONDS

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

WHEREAS, Block House Municipal Utility District (the “*District*”) is a political subdivision of the State of Texas, created and operating under Chapters 49 and 54, Texas Water Code; and

WHEREAS, the Board of Directors of the District (the “*Board*”) wishes to issue \$3,150,000 in District bonds (the “*Bonds*”) to finance the construction, repair, and maintenance of certain park facilities; and

WHEREAS, Section 49.181, Texas Water Code, requires that the District submit an application to the Texas Commission on Environmental Quality (the “*Commission*”) requesting investigation of any proposed project to be financed with bonds, together with a copy of the engineer’s report on the project and all data, profiles, maps, plans, and specifications prepared in connection with that report; and

WHEREAS, the Board wishes to obtain the Commission’s approval of the park facilities that are more completely described in the engineering report prepared by Gray Engineering Company submitted in connection with this Resolution (the “*Engineer’s Report*”), the District’s issuance of the Bonds to finance the reimbursement of those costs, and the District’s acquisition of such facilities on an expedited review basis, as provided in 30 Texas Administrative Code § 293.42.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD THAT:

Section 1: The President and Secretary of the Board; the District’s engineers, Gray Engineering Company; the District’s general counsel, Armbrust & Brown, PLLC; the District’s bond counsel, McCall, Parkhurst & Horton, L.L.P.; and the District’s financial advisor, Public Finance Group, LLC, are hereby authorized and directed as follows:

- (1) To apply to the Commission for an investigation and report, on an expedited basis, on the feasibility of the District’s construction and/or maintenance of the park and recreational facilities described in the Engineer’s Report prepared by Gray Engineering Company and submitted with this Resolution.
- (2) To request that the Commission approve the park and recreational Bonds in the principal amount of \$3,150,000, bearing interest at a net effective interest rate not to exceed the highest rate permitted by applicable law, and maturing serially in accordance with the amortization schedule contained in the Engineer’s Report.

Section 2: By this application, the District confirms to the Commission that it will comply with the terms and conditions prescribed by the Commission.

Section 3: A full and complete copy of the Engineer’s Report required by the Commission is enclosed in support of this application, together with a copy of the data, profiles, maps, plans, and specifications prepared in connection with the Engineer’s Report.

Section 4: The officers and directors of the Board and the District's engineers, attorneys, bond counsel, and financial advisor are authorized and directed to do all things required in connection with this application.

Section 5: A certified copy of this Resolution constitutes an application to the Commission under Section 49.181, Texas Water Code, for approval of the project and the Bonds described above.

Section 6: This Resolution may be executed in multiple counterparts, each of which will be deemed an original and all of which together will constitute one and the same instrument. An electronic signature, a facsimile or other electronic copy of an original signature, and a counterpart transmitted electronically (*e.g.*, by fax, email, text, or similar means), will be deemed to be, and will have the same force and effect as, an original signature for all purposes.

PASSED AND APPROVED this ____ day of _____, 2024.

**BLOCK HOUSE MUNICIPAL UTILITY
DISTRICT**

Ursula Logan, President
Board of Directors

(SEAL)

ATTEST:

Robert Young, Secretary
Board of Directors

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

The undersigned officer of the Board of Directors (the “Board”) of Block House Municipal Utility District hereby certifies as follows:

1. The Board convened in regular session on the ____ day of _____, 2024, at 2600 Block House Drive South, Leander, Texas, and the roll was called of the duly constituted officers and members of the Board, to-wit:

- | | | |
|-----------------|---|---------------------|
| Ursula Logan | - | President |
| David Shoemaker | - | Vice President |
| Robert Young | - | Secretary |
| David Johnson | - | Treasurer |
| Cecilia Roberts | - | Assistant Secretary |

and all of the Directors were present except Director(s) _____, thus constituting a quorum. Whereupon, among other business, a written

RESOLUTION AUTHORIZING APPLICATION TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY FOR APPROVAL OF PROJECT AND BONDS

(the “Resolution”) was introduced for consideration of the Board. It was then duly moved and seconded that the Resolution be passed, and, after due discussion, the motion prevailed and carried unanimously.

2. A true, full, and correct copy of the Resolution passed at the meeting described in the above paragraph is attached to this certificate; passage of the Resolution has been duly recorded in the Board’s minutes of the meeting; the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Board as indicated therein; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the aforesaid meeting and that the Resolution would be introduced and considered for passage at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; the meeting was open to the public as required by law; and public notice of the time, place, and subject of the meeting was given as required by Chapter 551 of the Texas Government Code, as amended, and Section 49.063 of the Texas Water Code, as amended.

SIGNED AND SEALED the 24th day of April, 2024.

**BLOCK HOUSE MUNICIPAL UTILITY
DISTRICT**

Robert Young, Secretary
Board of Directors

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 24th day of April, 2024, by Robert Young, Secretary of the Board of Directors of Block House Municipal Utility District, on behalf of said District.

Notary Public, State of Texas

(SEAL)

**Block House Municipal Utility District
Unlimited Tax Park Bonds, Series 2024
SUMMARY OF COSTS**

	Total Estimated Costs	100% Reimbursement
<u>Construction Costs</u>		
Park and Recreational Improvements	\$ 2,709,600	\$ 2,709,600
Total Construction Costs	\$ 2,709,600	\$ 2,709,600
<u>Non Construction Costs</u>		
A. Legal Fees (3.00%)		\$ 94,500
B. Financial Advisor Fee (2.0%)		63,000
C. Capitalized Interest (1 yr @ 4.25%)		86,625
D. Bond Discount (3%)		94,500
E. Cost of Issuance		43,500 ^(a)
F. Attorney General Review Fee (0.10%)		3,150
G. TCEQ Review Fee (0.25%)		7,875
G. Bond Application Report (1.50%)		47,250
Total Non-Construction Costs		\$ 440,400
TOTAL BOND ISSUE REQUIREMENT		\$ 3,150,000

(a) The cost of issuance includes the following costs:	<u>Estimated</u>
Publication of Notice of Sale	\$ 500
TCEQ Filing Fee	500
Disclosure Counsel	8,500
IRS Form 8038 Filing Fee	250
Bond Preparation Fee	500
Courier Deliveries, Faxes, Copies, Postage	250
Printing & Shipping of OS	1,500
Reimbursement Report	14,000
Moody's Rating Fee	14,500
Miscellaneous	3,000
	\$ 43,500

AGENDA ITEM #28

**Block House Municipal Utility District
Projection of Income and Expenses - Debt Service Fund**

\$ 3,150,000 Unlimited Tax Park Bonds, Series 2024

No Growth

prepared by Public Finance Group

Year	Projected Assessed Valuation	Tax Rate Per \$100 A.V.	Tax Collections @.99%	Investment Income @.250%	Total Available for Debt	Total Outstanding Debt	Projected Series 2023 @ 4.25%	Projected Total Debt	Cumulative Debt Fund Balance	Percentage of Subsequent Year's Debt
2023	627,086,144 (a)	0.2035								
2024	\$ 627,086,144	0.2400	\$ 1,263,359	\$ 14,947	\$ 1,876,183	\$ 1,412,550	\$ -	\$ 1,412,550	\$ 597,877 (b)	38.15%
2025	627,086,144	0.2400	1,489,957	14,938	2,102,402	1,427,400	138,875	1,566,275	597,508 (c)	33.42%
2026	627,086,144	0.2400	1,489,957	-	2,026,084	1,465,350	138,663	1,604,013	422,072	25.39%
2027	627,086,144	0.2400	1,489,957	-	1,912,028	1,523,600	138,450	1,662,050	249,978	47.32%
2028	627,086,144	0.2400	1,489,957	-	1,739,935	-	528,238	528,238	1,211,697	230.16%
2029	627,086,144	0.2400	1,489,957	-	2,701,654	-	526,450	526,450	2,175,204	411.17%
2030	627,086,144	0.2400	1,489,957	-	3,665,161	-	529,025	529,025	3,136,136	596.51%
2031	627,086,144	0.2400	1,489,957	-	4,626,092	-	525,750	525,750	4,100,342	778.29%
2032	627,086,144	0.2400	1,489,957	-	5,590,299	-	526,838	526,838	5,063,462	960.67%
2033	627,086,144	0.2400	1,489,957	-	6,553,418	-	527,075	527,075	6,026,343	1144.69%
2034	627,086,144	0.2400	1,489,957	-	7,516,300	-	526,463	526,463	6,989,838	
			\$ 16,162,926	\$ 29,885		\$ 5,828,900	\$ 4,105,825	\$ 9,934,725		

(a) Certified Assessed Valuation as of January 1, 2023, as provided by the Williamson Central Appraisal District ("WCAD").

(b) Audited Debt Service Fund Balance as of September 30, 2023.

(c) Includes capitalized interest (1 yr @ 4.25%) included in the Series 2024 bond proceeds.

\$ 597,877

\$ 133,875

Block House Municipal Utility District
Projected Debt Service Schedule: Annual Interest
Dated Date: December 18, 2024

\$3,150,000

Unlimited Tax Park Bonds, Series 2024

<u>Year</u>	<u>Projected Principal 1-Apr</u>	<u>Projected Interest Rate</u>	<u>Projected Annual Interest</u>	<u>Projected Total Annual Debt Service</u>
2025	\$ 5,000	4.25%	\$ 133,875	\$ 138,875
2026	5,000	4.25%	133,663	138,663
2027	5,000	4.25%	133,450	138,450
2028	395,000	4.25%	133,238	528,238
2029	410,000	4.25%	116,450	526,450
2030	430,000	4.25%	99,025	529,025
2031	445,000	4.25%	80,750	525,750
2032	465,000	4.25%	61,838	526,838
2033	485,000	4.25%	42,075	527,075
2034	505,000	4.25%	21,463	526,463
	\$ 3,150,000		\$ 955,825	\$ 4,105,825

Block House Municipal Utility District
PROJECTION OF INCOME AND EXPENSE - GENERAL FUND

	Audited 9/30/2021	Audited 9/30/2022	Audited 9/30/2023	Budget 9/30/2024	9/30/2025	9/30/2026	Estimated ^(a) 9/30/2027	9/30/2028	9/30/2029
Revenues									
Property Taxes (including Fire Protection Tax)	\$ 2,282,409	\$ 2,496,982	\$ 3,045,293	\$ 2,711,983	\$ 1,674,059	\$ 1,674,059	\$ 1,674,059	\$ 1,674,059	\$ 1,674,059
Water Service	689,684	733,740	860,538	765,000	787,950	811,389	835,936	861,014	886,845
Wastewater Service	467,658	468,345	417,765	408,000	420,240	427,847	445,833	459,208	472,984
Park Fee	260,935	288,970	238,540	260,000	267,800	276,834	284,109	292,632	301,411
Basic Services	1,129,169	1,124,054	1,123,240	1,120,000	1,153,600	1,188,208	1,223,854	1,260,570	1,298,387
Penalties and Interest	42,688	36,926	441,140	25,000	25,750	26,523	27,318	28,138	28,982
Tap Connection and Inspection Fees	3,194	1,638	3,349	1,500	1,545	1,591	1,638	1,688	1,739
Investment Revenues	15,231	37,510	262,460	230,225	237,338	244,458	251,792	259,345	267,126
Surplus Operating Funds Transfer	-	-	-	-	-	-	-	-	-
Other	50,386	-	58,264	21,800	22,454	23,128	23,821	24,536	25,272
Total Revenues	\$ 4,941,354	\$ 5,136,165	\$ 6,073,589	\$ 5,543,708	\$ 4,590,736	\$ 4,678,536	\$ 4,768,361	\$ 4,861,190	\$ 4,956,804
Expenditures									
Purchased Water Service	\$ 541,817	\$ 638,283	\$ 790,487	\$ 675,000	\$ 695,250	\$ 716,108	\$ 737,591	\$ 759,718	\$ 782,510
Purchased Wastewater Service	302,512	301,119	328,447	330,000	339,900	339,097	360,600	371,418	382,560
Legal fees	237,552	225,617	262,371	267,000	275,010	283,560	291,758	300,511	309,526
Engineering fees	49,563	92,003	71,776	45,000	46,350	47,741	49,173	50,648	52,167
Audit fees	17,000	17,750	18,750	18,750	19,313	19,892	20,489	21,103	21,736
Accounting fees	47,124	74,227	115,562	115,000	118,450	122,004	125,664	129,434	133,317
General Manager	150,808	163,205	192,006	264,000	271,920	280,078	288,480	297,134	306,048
Operations and Billing	286,380	287,138	313,337	314,000	323,420	333,123	343,116	353,410	364,012
Financial Advisor fees	2,810	2,810	2,810	3,000	3,090	3,183	3,278	3,377	3,478
Tax appraisal/collection fees	22,876	20,711	23,297	25,000	25,750	26,523	27,318	28,138	28,982
Insurance	17,747	22,889	23,063	25,000	25,750	26,523	27,318	28,138	28,982
Legal notices	2,615	-	-	2,500	2,575	2,652	2,732	2,814	2,898
Records Retention Storage Fee	-	-	-	2,500	2,575	2,652	2,732	2,814	2,898
Director Fees (including Reimbursement)	40,362	38,048	28,224	8,250	8,498	8,752	9,015	9,285	9,564
Payroll Taxes	2,284	1,589	12,698	23,000	23,690	24,401	25,133	25,887	26,663
Election Costs	5,754	26,277	6,271	7,500	7,725	7,957	8,195	8,441	8,695
Office Supplies and Postage	24,521	28,535	33,314	34,000	35,020	36,071	37,153	38,267	39,415
Utilities	32,812	38,917	40,591	97,500	100,425	103,438	106,541	109,737	113,029
Repairs and Maintenance	258,226	443,134	485,996	901,500	928,545	956,401	985,093	1,014,646	1,045,086
Solid Waste Disposal	614,399	638,103	769,084	770,000	793,100	816,393	841,400	866,642	892,641
Security	134,353	153,709	188,726	205,000	211,150	217,485	224,009	230,729	237,651
Parks and Recreation	1,008,456	1,100,551	1,432,094	666,000	685,980	706,559	727,756	749,589	772,077
Firefighting	711,150	707,469	761,121	794,628	818,467	843,021	868,311	894,361	921,192
BGE Spylglass Asset Management	-	-	-	10,000	10,300	10,609	10,927	11,255	11,593
Capital Outlay	40,065	228,946	173,191	-	-	-	-	-	-
Other	101,793	92,336	148,881	100,500	103,515	106,620	109,819	113,114	116,507
Total Expenditures	\$ 4,652,399	\$ 5,343,366	\$ 6,222,097	\$ 5,704,628	\$ 5,875,767	\$ 6,052,040	\$ 6,233,601	\$ 6,420,609	\$ 6,613,227
Net Revenues	\$ 288,955	\$ 207,201	\$ (148,508)	\$ (160,920)	\$ (1,285,031)	\$ (1,373,804)	\$ (1,465,240)	\$ (1,559,419)	\$ (1,656,423)
General Fund Balance, Beginning of Year	\$ 5,234,170	\$ 5,523,125	\$ 5,815,924	\$ 5,545,676	\$ 5,384,756	\$ 4,099,725	\$ 2,725,921	\$ 1,260,682	\$ (298,737)
Developer Advance	\$ 5,523,125	\$ 5,315,924	\$ 5,167,416	\$ 5,384,756	\$ 4,099,725	\$ 2,725,921	\$ 1,260,682	\$ (298,737)	\$ (1,955,160)
General Fund Balance, End of Year	\$ 551,814,878	\$ 677,066,614	\$ 672,086,144	\$ 672,086,144	\$ 672,086,144	\$ 672,086,144	\$ 672,086,144	\$ 672,086,144	\$ 672,086,144
Projected Assessed Valuation ^(b)	\$ 1,771,640	\$ 2,267,611	\$ 1,916,917	\$ 1,674,059	\$ 1,674,059	\$ 1,674,059	\$ 1,674,059	\$ 1,674,059	\$ 1,674,059
Estimated M & O Tax Revenues ^(c)									
PROJECTED TOTAL TAX RATE -									
Maintenance & Operation	\$ 0.3243	\$ 0.3383	\$ 0.2881	\$ 0.2516	\$ 0.2516	\$ 0.2516	\$ 0.2516	\$ 0.2516	\$ 0.2516
Fire Tax	0.1282	0.1127	0.1194	0.1194	0.1194	0.1194	0.1194	0.1194	0.1194
Debt Service	0.2475	0.2085	0.2035	0.2400	0.2400	0.2400	0.2400	0.2400	0.2400
Total Projected Tax Rate	\$ 0.7000	\$ 0.6595	\$ 0.6110	\$ 0.6110	\$ 0.6110	\$ 0.6110	\$ 0.6110	\$ 0.6110	\$ 0.6110

(a) Based on 3% annual increase in expenses.
(b) Based upon no growth.
(c) Based upon calculated maintenance & operation tax rate and a 99% tax collection rate.

Block House Municipal Utility District
Aggregate Debt Service Schedule - Semi-Annual Interest

Series 2024 Bonds										
<u>Year</u>	<u>Outstanding Debt</u>	<u>Principal (Due 4/1)</u>	<u>Interest Rate</u>	<u>Projected Interest (Due 3/1)</u>	<u>Projected Interest (Due 9/1)</u>	<u>Annual Interest</u>	<u>Principal & Interest</u>	<u>Total Outstanding Debt</u>		
2024	1,412,550	-		-	-	-	-	1,412,550		
2025	1,427,400	5,000	4.25%	66,938	66,938	133,875	138,875	1,566,275		
2026	1,465,350	5,000	4.25%	66,831	66,831	133,663	138,663	1,604,013		
2027	1,523,600	5,000	4.25%	66,725	66,725	133,450	138,450	1,662,050		
2028	-	395,000	4.25%	66,619	66,619	133,238	528,238	528,238		
2029	-	410,000	4.25%	58,225	58,225	116,450	526,450	526,450		
2030	-	430,000	4.25%	49,513	49,513	99,025	529,025	529,025		
2031	-	445,000	4.25%	40,375	40,375	80,750	525,750	525,750		
2032	-	465,000	4.25%	30,919	30,919	61,838	526,838	526,838		
2033	-	485,000	4.25%	21,038	21,038	42,075	527,075	527,075		
2034	-	505,000	4.25%	10,731	10,731	21,463	526,463	526,463		
	\$ 5,828,900	\$ 3,150,000		\$ 477,913	\$ 477,913	\$ 955,825	\$ 4,105,825	\$ 9,934,725		

**ORDER ESTABLISHING REVISED WATER CONSERVATION AND
DROUGHT CONTINGENCY PLAN**

April 24, 2024

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

WHEREAS, Block House Municipal Utility District (the “*District*”) is a political subdivision of the State of Texas, created and operating under Chapters 49 and 54 of the *Texas Water Code*;

WHEREAS, under Section 11.1272, *Texas Water Code*, the Board of Directors of the District (the “*Board*”) is required to establish and enforce a drought contingency plan;

WHEREAS, under the Water Supply Contract, dated March 10, 1995 (as amended, the “*Water Contract*”), with the City of Cedar Park (the “*City*”), the District is required to impose on its customers and enforce, at a minimum, all voluntary and mandatory conservation measures and use restrictions imposed by the City on its own customers pursuant to applicable City ordinances;

WHEREAS, as required by Section 11.1272, *Texas Water Code* and the Water Contract, and in an effort to ensure that water supplied to the District is used reasonably and to its maximum beneficial use, the Board adopted an Amended and Restated Water Conservation and Drought Contingency Plan by Order dated April 23, 2008, as subsequently amended in accordance with 30 *Texas Administrative Code* Section 288.30 pursuant to an Order Establishing Revised Drought Contingency Plan and Adopting Water Conservation Plan dated April 22, 2009, an Order Establishing Revised Drought Contingency Plan and Adopting Water Conservation Plan dated November 21, 2013, an Order Establishing Revised Drought Contingency Plan and Adopting Water Conservation Plan dated May 28, 2014, an Order Establishing Revised Drought Contingency Plan and Adopting Water Conservation Plan dated April 22, 2015, and an Order Establishing Revised Drought Contingency Plan and Adopting Water Conservation Plan dated March 27, 2019 (as revised, the “*Plan*”); and

WHEREAS, 30 *Texas Administrative Code* Section 288.30 requires the District to prepare and adopt the next revision of the Plan by May 1, 2024; and

WHEREAS, the Board now desires to prepare and adopt the next revision of the Plan in accordance with 30 *Texas Administrative Code* Section 288.30 in order to ensure that the Plan remains accurate and suits the needs of the District.

IT IS, THEREFORE, ORDERED BY THE BOARD THAT:

Section 1: The Water Conservation and Drought Contingency Plan (the “*Revised Plan*”) attached as **Exhibit “A”** is hereby established and will be implemented during periods of water shortage and drought in an effort to reduce water loss, waste or consumption and increase the efficiency of water use. The Revised Plan replaces and supersedes the Plan.

Section 2: If any provision, section, sentence, clause, or phrase of this Order, or its application to any person or set of circumstances, is for any reason held to be unconstitutional,

void, invalid, or for any reason unenforceable, the validity of the remaining portions of this Order and its application to other persons or sets of circumstances will not be affected, it being the intent of the Board in adopting this Order that no portion hereof or provision contained herein will become inoperative or fail by reason of any unconstitutionality or invalidity of any other portion or provision.

Section 3: The Secretary of the Board is directed to file a copy of this Order in the principal office of the District, with the Executive Director of the Texas Commission on Environmental Quality, the Brazos Regional Water Planning Group (Region G), and the City. This Order will remain in full force and effect from the date of its adoption until amended or replaced by the Board.

Section 4: The District's attorney is directed to publish a substantive statement of the rules or regulations contained in the Revised Plan, and the penalty for their violation, in accordance with Section 54.207, *Texas Water Code*.

(Signature page follows.)

PASSED AND APPROVED this 24th day of April, 2024.

**BLOCK HOUSE MUNICIPAL UTILITY
DISTRICT**

By: _____
Ursula Logan, President
Board of Directors

[SEAL]

ATTEST:

Robert Young, Secretary
Board of Directors

EXHIBIT “A”

**WATER CONSERVATION AND
DROUGHT CONTINGENCY PLAN**

Article I. Approval of the Plan

The Board of Directors (the “*Board*”) of Block House Municipal Utility District (the “*District*”) hereby establishes this Water Conservation and Drought Contingency Plan (the “*Plan*”), as set forth below. The Board commits to implement this Plan according to the procedures set forth below.

Article II. Water Conservation Plan

2.01 Water and Wastewater Utility System Profile.

A. Service Area Population. As of the date of the adoption of this Plan, the estimated population of the District’s service area is 6,468.

B. Water Utility Data.

1. Connections:

<i>Type</i>	<i>Existing Connections</i>
Occupied Single Family	2,156 Connections
Vacant Single Family	12 Connections
Irrigation	26 Connections
Commercial	1 Connection
Public/School District	2 Connections
District	8 Connections
Industrial	0 Connections
Fire Hydrants	0 Connections

2. Current average daily water usage per household is estimated to be approximately 220 gallons per day.

3. The District receives its water supply from the City of Cedar Park (the “*City*”) on a wholesale basis. The City obtains its water supply from Lake Travis through a water supply agreement with the Lower Colorado River Authority. The District is responsible for reading the individual meters and the retail billing of each District customer.

C. Wastewater Utility Data.

1. Current average daily wastewater usage per household is estimated to be approximately 215 gallons per day.

2. Wastewater treatment for the District is provided by the City. The City’s treatment plant currently has a capacity of 2.5 MGD. The plant discharges treated effluent into Brushy Creek. A portion of the City’s wastewater service area also participates in the LCRA/Brazos River Authority Brushy Creek regional

wastewater system and has allocated an additional treatment capacity of 2.5 MGD permitted for that system.

D. Financial Data.

Rates and fees for the District's facilities and services are set forth in the District's Order Establishing Water and Wastewater Service Rates, Charges, Tap Fees and Park Fees, and Adopting General Policies With Respect to the District's Water, Wastewater and Drainage Systems and are comparable to surrounding adjacent developments and are cost-based.

2.02 Conservation Strategies.

A. Minimum Measures.

1. Water Conservation Goals. The District's goals with respect to water conservation are those adopted by the City from time to time, scaled down, as appropriate, to be proportionate to the District's average water supply and number of customers. Currently, the District's five-year target for water savings is to reduce daily water consumption in gallons per capita and water loss by 2.5%, and the District's 10-year target for water savings is to reduce daily water consumption in gallons per capita and water loss by an additional 2.5% over the five-year target. The District will attempt to achieve these goals with one or more of the following methods:

- a. Encouraging and supporting efficient water use and reduced waste.
- b. Taking measures to maintain per capita water usage below the median of the previous five years' gallons per capita per day consumption for similarly situated water providers.
- c. Work with the City to limit unaccounted-for water from the District's system.
- d. Support the City's program of universal metering and meter replacement and repair.
- e. Encouraging decreasing waste in landscape irrigation.
- f. Raising public awareness of water conservation and encouraging responsible public behavior.
- g. Developing a system specific strategy to conserve water during peak demands, thereby reducing peak use.
- h. Encouraging the development of a program for the reuse/recycling of wastewater/greywater.
- i. Encouraging the use of water-efficient plumbing fixtures.

- j. Support and assist the City with its leak detection/repair program, record management system, water reuse program and reservoir systems operations program.
- k. Implementing all applicable water conservation measures required by the City.

2. Compliance with the City's Water Conservation Plan. The District will comply with the applicable requirements of the City's Water Conservation Plan.

3. Meters. The District will strive to implement the following with respect to metering and meter repair/replacement:

- a. The supply of water from the City will be metered with water meters capable of accuracy within +/- 2%.
- b. Each connection will be metered with a water meter capable of accuracy within +/- 2%.
- c. Each connection on the system will be metered, including landscape irrigation and public facilities.
- d. A regularly scheduled maintenance program of meter repair and replacement will be established in accordance with the following time intervals:
 - i. Master Meters: Test once/year
 - ii. 1" + Meters: Test once/year
 - iii. Meters <1": Test once/10 years

4. Education and Public Information Programs. The District will coordinate with the City, as necessary, to undertake a coordinated water conservation public education and information program with its customers that may include:

- a. Providing a conservation message that may be included with water bills.
- b. Encouraging local media coverage of water conservation issues and the importance of water conservation.
- c. Making water conservation information and materials available.
- d. Information regarding the City's drought resistant landscape (xeriscape program) and retrofit/replacement program.

B. Other Measures. Other measures may include system operation requirements and rules that promote water conservation such as use of new water conserving technology in construction, landscape watering management, and appropriate use of updated plumbing fixtures that conserve water. In addition, the District will regularly review this Plan in accordance with applicable rules to ensure that it is effective and efficient.

2.03 Coordination with Regional Water Planning Group. The service area of the District is located within the Brazos Regional Water Planning Area (Region G) of the State of Texas and the District has provided a copy of this water conservation plan to the regional planning group.

Article III. Drought Contingency Plan

3.01 Declaration of Policy, Purpose, and Intent. Because of the water conditions prevailing within the District, the water resources available to the District must be put to the maximum beneficial use and the waste, unreasonable use, or unreasonable method of use of water must be prevented, with a view to the reasonable and beneficial use thereof in the interests of the residents of the District and for the public health and welfare.

3.02 Public Involvement. The District's scheduling and providing public notice of a public meeting at which members of the public were provided with an opportunity to give input to the Board on this Plan.

3.03 Public Education. The District will periodically provide the public with information about this Plan, including information about the conditions under which each stage of the drought contingency measures of this Plan is to be initiated or terminated and the drought response measures to be implemented in each stage. This information will be provided by means of publication of notice in a newspaper of general circulation, posting notification signs in public places, mailing utility bill inserts or postcards, press releases, web page notices, **or** other means as determined necessary by the District Manager and his/her designee.

3.04 Coordination with Regional Water Planning Group and TCEQ Notification. The service area of the District is located within the Brazos Regional Water Planning Area (Region G) of the State of Texas and the District has provided a copy of this Drought Contingency Plan to the regional water planning group. The District will notify the executive director of the Texas Commission on Environmental Quality within five (5) business days of the implementation or termination of any mandatory provisions of this Plan.

3.05 Authorization. The District's Manager or another consultant or employee specifically designated by the Board (for purposes of this Plan, the appointed party is designated the "District Manager") is hereby authorized and directed to implement the applicable provisions of the drought contingency measures of this Plan upon determination that implementation is necessary to protect the public health, safety, and welfare. The District Manager or his/her designee will have the authority to initiate or terminate drought or other water supply emergency response measures as described in this Plan.

3.06 Application. The provisions of this Plan will apply to all persons, entities, customers, and property utilizing water provided by the District.

3.07 Definitions. For the purpose of this Section, the following definitions will apply:

Acre-foot: The amount of water required to cover an area of one acre to a depth of one foot. One acre-foot of water is equal to 325,851 gallons.

Auxiliary source: A source of water other than the City's public water system which may include reuse effluent, raw, ground or well water.

City: The City of Cedar Park, Texas.

Customer: Any person, company, or organization using water supplied by the District.

Drip irrigation: A method of irrigation which is typically installed below ground and consists of porous piping or emitters which allow the application of water at a slow and constant rate.

Efficient irrigation technology: Irrigation techniques that use the latest technology with variables such as but not limited to soil moisture sensors, rain shut-off devices, and evapotranspiration based watering system controller.

Even number address: Street addresses, box numbers, or rural postal route numbers ending in 0, 2, 4, 6, or 8 and locations without addresses.

Landscape irrigation use: Water used for the irrigation and maintenance of landscaped areas, whether privately or publicly owned, including residential and commercial lawns, gardens, golf courses, parks, and rights-of-way and medians.

Non-Essential Water Use: Water uses that are not essential nor required for the protection of the public health, safety, and welfare, including:

1. irrigation of landscaped areas, including parks, athletic fields, and golf courses, except as otherwise provided by this Plan;
2. use of water to wash any motor vehicle, motorbike, boat, trailer, airplane or other vehicle;
3. use of water to wash-down any sidewalk, walkway, driveway, parking lot, tennis court, or other hard-surfaced area;
4. use of water to wash-down any building or structure for any purpose other than immediate fire protection;
5. flushing any gutter or permitting water to run or accumulate in any gutter or street;
6. use of water to fill, refill, or add to any indoor swimming pool or jacuzzi-type pool;

7. use of water in a fountain or pond maintained for aesthetic or scenic purposes, except where necessary to support aquatic life;
8. failure to repair any controllable leak within 10 business days after being given notice directing that the leak be repaired; and
9. use of water from any hydrant for construction purposes or any other use other than fire-fighting.

Nonresidential customer: All other customers not classified as residential customer, including but not limited to businesses, schools, government entities, multifamily developments and property management associations (e.g. homeowners' associations).

Odd numbered address: street addresses, box numbers, or rural postal route numbers ending in 1, 3, 5, 7, or 9.

Outdoor Water Use: includes, but is not limited to, watering lawns, shrubs, and other types of outdoor vegetation; washing vehicles, boats, and trailers; using landscape irrigation systems; filling, refilling or adding water to swimming pools, wading pools or ponds; operating any ornamental fountain or other similar structure; using water from fire hydrants for purposes other than fire-fighting or other activities necessary to maintain health and safety; watering of patios, driveways, parking areas, streets, tennis courts, sidewalks or other paved areas; and watering of ground foundations.

Residential customer: Any person, company, organization, or other legal type entity receiving water supplied by the city at a location where the principal use of the property is for single-family or duplex habitation.

Soaker hose. A perforated or permeable garden-type hose or pipe that is laid above ground that provides irrigation at a slow and constant rate.

Water Use Reduction Measures: practices, techniques, and technologies that reduce the consumption of water, reduce the loss or waste of water, improve efficiency in the use of water, or increase the recycling and reuse of water so that water supply is conserved and made available for future or alternative uses.

Xeriscape. A method of landscaping which conserves water through the use of specific principles of design, plant selection, installation, maintenance, and irrigation methods.

3.08 Triggering and Termination Criteria for Drought Response Stages.

The District Manager, or his/her designee, will monitor water supply and/or demand conditions on a monthly basis and determine when conditions warrant the initiation or termination of any stage of this Plan. During the months of May through September, water supply conditions may be monitored on a more frequent basis if deemed necessary. Weather conditions will be considered in determining a drought classification. If long cold or dry periods are predicted, such conditions will be considered in making an impact analysis. Public notification of the initiation or termination of drought response stages will be given by means of publication in a newspaper of general circulation, signs posted

in public places, utility bill inserts, or other means to be determined by the District Manager or his/her designee.

A. Stage 1 – Mild Water Use Reduction Conditions.

Requirements for initiation:

1. Customers will be requested to adhere to a voluntary twice-per-week outdoor watering schedule and adhere to the water restrictions on non-essential water use at all times.

2. Customers will be required to comply with any Stage 1 mandatory requirements as otherwise required by any District water supply contract, the City's Drought Contingency and Water Emergency Plan, as amended, the Board, or the District Manager or his/her designee.

Requirements for termination: Any mandatory Stage 1 water restrictions may be rescinded by the Board or the District Manager or his/her designee when the conditions above cease to exist or as otherwise determined by the Board and/or the District Manager or his/her designee. The District will notify its Customers of the initiation and termination of mandatory Stage 1 water restrictions.

B. Stage 2 – Moderate Water Shortage Conditions.

Requirements for initiation: Customers will be required to comply with Stage 2 requirements and restrictions on non-essential water uses when:

1. daily water consumption for three consecutive days reaches 90% of the District's water supply/distribution capacity and/or the combined storage of Lakes Buchanan and Travis are less than 1,400,000 acre-feet but more than 900,000 acre-feet;
2. compliance is required under any District water supply contract or the City's Drought Contingency and Water Emergency Plan, as amended; or
3. as otherwise required by the Board or the District Manager or his/her designee.

Requirements for termination: Stage 2 water restrictions may be rescinded by the Board or the District Manager or his/her designee when the conditions listed above cease to exist for at least a period of three consecutive days, or as otherwise determined by the Board and/or the District Manager or his/her designee. Upon termination of Stage 2, Stage 1 becomes operative. The District will notify its Customers of the initiation and termination of Stage 2 water restrictions.

C. Stage 3 – Severe Water Shortage Conditions.

Requirements for initiation: Customers will be required to comply with the requirements and restrictions on non-essential water uses for Stage 3 when:

1. daily water consumption for three consecutive days reaches 95% of the District's water supply/distribution capacity and/or the combined storage of Lakes Buchanan and Travis are less than 900,000 acre-feet but more than 600,000 acre-feet;
2. the water system is contaminated, whether accidentally or intentionally;
3. required under any District water supply contract or the City's Drought Contingency and Water Emergency Plan, as amended; or
4. as otherwise required by the Board or the District Manager or his/her designee.

Requirements for termination: Stage 3 water restrictions may be rescinded by the Board or the District Manager or his/her designee when the conditions listed above cease to exist for at least a period of three consecutive days, or as otherwise determined by the Board and/or the District Manager or his/her designee. Upon termination of Stage 3, Stage 2 becomes operative. The District will notify its Customers of the initiation and termination of Stage 3 water restrictions.

D. Stage 4 – Emergency Water Shortage Conditions.

Requirements for initiation: Customers will be required to comply with the restrictions set forth in Section 3.09(D) when:

1. the Lower Colorado River Authority Board determines that the river system is experiencing a drought more severe than the drought of record;
2. required under any District water supply contract or the City's Drought Contingency and Water Emergency Plan, as amended; or
3. as otherwise required by the Board or the District Manager or his/her designee.

Requirements for termination: Stage 4 water restrictions may be rescinded by the Board or the District Manager or his/her designee when the conditions listed above cease to exist or as otherwise determined by the Board and/or the District Manager or his/her designee. Upon termination of Stage 4, Stage 3 becomes operative. The District will notify its Customers of the initiation and termination of Stage 4 water restrictions.

Requirements for water rationing termination: Water rationing may be rescinded by the District Manager or his/her designee when all of the conditions listed as triggering events have ceased to exist for a period of three consecutive days or as otherwise determined by the Board and/or the District Manager or his/her designee.

3.09 Drought Response Stages. The District Manager or his/her designee will monitor water supply and/or demand conditions on a daily basis and, in accordance with the triggering criteria set forth in Section 3.08, will determine if a mild, moderate, severe, or emergency condition exists and implement the following actions.

A. Stage 1 – Mild Water Use Reduction Conditions.

The District's goals for Stage 1 are those adopted by the City from time to time for Stage 1 under the City's Drought Contingency and Water Emergency Plan, as amended, and scaled down, as appropriate, to be proportionate to the District's average water supply and number of customers. Currently, the goal for Stage 1 is to raise public and customer awareness of water demand conditions.

1. Supply Management Measures. The District will, in coordination with the City where possible, attempt to minimize or discontinue Non-Essential Water Use in connection with its operations.

2. Voluntary Water Use Measures.

- a. All Customers will be requested to voluntarily limit outdoor water use by participating in a two-day per week watering schedule for outdoor water use. Designated outdoor watering days will be those days designated by the City from time to time. Currently, the schedule is as follows: Sundays and Thursdays for Residential customers with an Even number address; Saturdays and Wednesdays for Residential customers with an Odd number address; and Tuesdays and Fridays for Nonresidential customers.
- b. Outdoor water use will be discouraged between the hours of 10:00 a.m. and 7:00 p.m. except with hand-held hoses equipped with a positive pistol grip nozzle or other device that automatically shuts off water flow or hand-held buckets. These time restrictions do not apply to: (i) irrigation of commercial plant nurseries, (ii) irrigation using treated wastewater effluent, (iii) irrigation of new landscape installations during installation and for the first 21 days thereafter, and (iv) testing of new irrigation systems or existing irrigation systems being repaired.
- c. Customers will be requested to reduce water use and to minimize or discontinue Non-Essential Water Use. Customers will also be encouraged to insulate pipes and fittings to prevent freezing rather than leaving faucets running or dripping.
- d. The following uses constitute a waste of water and are prohibited:
 - i. Washing sidewalks, walkways, driveways, parking lots, tennis courts, patios or other hard-surfaced areas except to alleviate immediate health or safety hazards.
 - ii. Allowing water to run off a property, or allowing water to pond in the street or parking lots.
 - iii. Operating a permanently installed irrigation system with broken heads, with heads that are out of adjustment that spray more than 10% of the spray on street or parking lots, or that is misting.

- iv. Failure to repair a controllable leak(s) within 10 business days after having been given notice directing the repair of such leak(s).
 - v. Washing an automobile, truck, trailer, boat, airplane, or other mobile equipment with a handheld hose not equipped with a pistol grip nozzle or other device that automatically shuts off water flow when the hose is not being used.
- e. Any additional or alternative restrictions imposed by the City, a water supplier of the District or otherwise determined to be necessary by the District Manager or the Board may be imposed by the District.

B. Stage 2 – Moderate Water Shortage Conditions.

The District's goals for Stage 2 are those adopted by the City from time to time for Stage 2 under the City's Drought Contingency and Water Emergency Plan, as amended; scaled down, as appropriate, to be proportionate to the District's average water supply and number of customers. Currently, the goal for Stage 2 is to reduce and maintain maximum daily water demand below ninety percent (90%) of system capacity.

1. Supply Management Measures. During Stage 2, the District will reduce or discontinue flushing of water mains, where possible; reduce or discontinue irrigation of public landscaped areas, where possible; use an alternative water supply source, whenever possible; and use reclaimed water for non-potable purposes, whenever possible. The District will also comply with the water use restrictions for Stage 2 when those restrictions are implemented.

2. Water Use Restrictions.

- a. All Customers will be required to limit outdoor water use by participating in a two-day per week watering schedule for outdoor water use. Designated outdoor watering days will be those days designated by the City from time to time. Currently, the schedule is as follows: Sundays and Thursdays for Residential customers with street addresses ending in an even number (0, 2, 4, 6 or 8); Saturdays and Wednesdays for Residential customers with street addresses ending in an odd number (1, 3, 5, 7 or 9); and Tuesdays and Fridays for Nonresidential customers.
- b. Outdoor water use will be prohibited between the hours of 10:00 a.m. and 7:00 p.m. except with hand-held hoses equipped with a positive pistol grip nozzle or other device that automatically shuts off water flow or hand-held buckets. These time restrictions do not apply to: (i) irrigation of commercial plant nurseries, (ii) irrigation using treated wastewater effluent, (iii) irrigation of new landscape installations during installation and for the first

21 days thereafter, and (iv) testing of new irrigation systems or existing irrigation systems being repaired.

- c. The washing of automobiles, trucks, motorbikes, boats, trailers, airplanes or other vehicles is allowed on any day and can be done at any time of day. The washing must be done with a hand-held bucket or a hand-held hose equipped with a positive pistol grip nozzle or other device that automatically shuts off water flow when the hose is not being used.
- d. The use of water to fill, refill, or add to any indoor or outdoor swimming pools, wading pools, or jacuzzi-type pools will be prohibited except on designated watering days described above between the hours of midnight and 10:00 a.m. and between the hours of 7:00 p.m. and midnight.
- e. Operation of any ornamental or decorative fountain or pond will be prohibited unless operation is necessary to support aquatic life.
- f. Use of water from hydrants will be limited to fire-fighting and other activities necessary to maintain public health, safety, and welfare, except that the use of water from designated fire hydrants may be allowed for construction purposes with prior written permission from the District as provided in Section 3.10.
- g. Use of water for the irrigation of golf course greens, tees, and fairways will be prohibited except on designated watering days described above between the hours of midnight and 10:00 a.m. and between the hours of 7:00 p.m. and midnight. These restrictions will not apply to golf courses which use an auxiliary source.
- h. Any additional or alternative restrictions imposed by the City, a water supplier of the District or otherwise determined to be necessary by the District Manager or the Board may be imposed by the District.

C. Stage 3 – Severe Water Shortage Conditions.

The District's goals for Stage 3 are those adopted by the City from time to time for Stage 3 under the City's Drought Contingency and Water Emergency Plan, as amended; scaled down, as appropriate, to be proportionate to the District's average water supply and number of customers. Currently, the goal for Stage 3 is to reduce and maintain maximum daily water demand at or below eighty percent (80%) of system capacity.

- 1. Supply Management Measures. During Stage 3, the District will cease the flushing of water mains, where possible, except when necessary for reasons of health or safety. Where possible, the District will discontinue irrigating

public landscaped areas except areas irrigated with treated wastewater effluent, ground water, or raw water.

2. Water Use Restrictions. All requirements of Stage 2 will remain in effect during Stage 3 except:

a. Water customers shall be required to participate in the one day per week watering schedule for outdoor water use rather than the Stage 2 two-day per week watering schedule described in Section 3.09(A)(2)(a) above. Designated outdoor watering days will be those days designated by the City from time to time. Currently, the schedule is as follows:

i. Residential customer watering days:

1. Last digit of their street address ending in a 0 or 2: Thursday.
2. Last digit of their street address ending in a 4, 6 or 8: Sunday.
3. Last digit of their street address ending in a 1 or 3: Wednesday.
4. Last digit of their street address ending in a 5, 7, or 9: Saturday.

ii. Nonresidential customer watering days:

1. Last digit of their street address ending in 0, 2, 4, 6, 8: Tuesday.
2. Last digit of their street address ending in 1, 3, 5, 7, 9: Friday.

b. Extended variances beyond 21 days will not be granted for newly installed landscape plant material.

c. Pressure washing is prohibited but variances may be granted on the designated watering day for health and safety purposes only. Pressure washing equipment must be fitted with a spray nozzle that does not use more than 3.5 gallons of water per minute and has a trigger shut off.

d. The automatic filling, refilling, or adding of potable water to single-family residential swimming or wading pools and hot tubs is prohibited. Single-family residential swimming or wading pools and hot tubs may be refilled manually on the designated watering day before 10:00 a.m. and after 7:00 p.m., or may be refilled using an auxiliary source with no restriction.

- e. The operation of residential aesthetic or recreational devices such as water slides is prohibited.
- f. Water may only be served at restaurants upon request.
- g. Any additional or alternative restrictions imposed by the City, a water supplier of the District or otherwise determined to be necessary by the District Manager or the Board may be imposed by the District.

D. Stage 4 – Emergency Water Shortage Conditions.

The District’s goals for Stage 4 are those adopted by the City from time to time for Stage 4 under the City’s Drought Contingency and Water Emergency Plan, as amended; scaled down, as appropriate, to be proportionate to the District’s average water supply and number of customers. The goal for Stage 4 of the Plan is to reduce and maintain maximum daily water demand at a pro rata curtailment amount determined at the time by the Lower Colorado River Authority Board.

1. Supply Management Measures. The District will cease the flushing of water mains, where possible, except when necessary for reasons of health or safety. The District will discontinue irrigating public landscaped areas except areas, where possible, irrigated with treated wastewater effluent, ground water, or raw water.

2. Water Use Restrictions. All requirements of Stage 3 will remain in effect during Stage 4 except:

- a. Outdoor water use by use of hand-held buckets or hand-held hoses equipped with a positive pistol grip nozzle or other device that automatically shuts off water flow may occur only between 6:00 a.m. to 10:00 a.m. and 7:00 p.m. and 10:00 p.m. on designated outdoor water use days as designated by either the City or the District. The use of permanently installed irrigation systems, drip irrigation systems, and hose-end irrigation will be prohibited.
- b. The watering of golf course tees will be prohibited unless the golf course utilizes an auxiliary water source.
- c. The washing of automobiles, trucks, trailers, boats, airplanes, and other types of mobile equipment not occurring on the immediate premises of a commercial carwash or a commercial service station and not in the immediate interest of the public health, safety, and welfare are prohibited. The washing of such vehicles under public safety and health situations may only occur between 6 a.m. and 10 a.m.
- d. Commercial plant nurseries may use only hand-held hoses equipped with a positive pistol grip nozzle or other device

that automatically shuts off water flow or hand-held buckets.

- e. The filling, refilling, or adding of potable water to swimming or wading pools will be prohibited.
- f. No new landscapes of any type may be installed.
- g. The use of water for construction purposes from designated fire hydrants under written permission from the District will be discontinued.
- h. Any additional or alternative restrictions imposed by the City, a water supplier of the District or otherwise determined to be necessary by the District Manager or the Board may be imposed by the District.

If severe water shortage conditions (Stage 4) persist for an extended period of time, the District Manager, upon recommendation of the Board, may order water rationing and/or terminate service to selected users of the system in accordance with the following sequence:

Commercial yard meters
Commercial users
Residential users
Hospitals, public health and safety facility.

3.10 Variances.

A. Granting Variances. A Review Board consisting of the District Manager, the District Secretary, and the Board President is hereby established. The Review Board will review hardship and special cases that cannot strictly comply with this Plan to determine whether the cases warrant a variance, permit, or compliance agreement (collectively, "Variance").

B. Application for Variance.

1. A Variance from a requirement of this Plan may be granted if the Review Board determines that special circumstances exist and that compliance with the Plan:

- a. adversely affects health, sanitation, or fire protection of the public or applicant;
- b. adversely affects pesticide or fertilizer application; or
- c. constitutes an economic hardship. "*Economic Hardship*" means a threat to a person or entity's primary source of income. Inconvenience or the potential for damage to landscaping does not constitute an economic hardship. If the Review Board determines there is an economic hardship, it may authorize the implementation of alternative water use restrictions that further the purposes of the Plan. The alternative

water use restrictions must be set forth on the face of the Variance and the Customer must keep a copy of the Variance in a location that is accessible by and visible to the public.

2. A Variance from the requirements of Stage 1 or Stage 2 of this Plan may be granted if the Review Board determines that:

a. a property cannot be completely watered with an average of three-quarters of an inch of water in a single day and that the property should be divided into sections to be watered on different days; or

b. a property is a newly installed landscape.

3. All applications for a Variance will be reviewed by the Review Board and must include the following:

a. Name and address of the petitioner(s);

b. Purpose of water use;

c. Specific provision(s) of the Plan from which the petitioner is requesting relief;

d. Detailed statement as to how the specific provision of the Plan adversely affects the petitioner or what damage or harm will occur to the petitioner or others if petitioner complies with this Plan;

e. Description of the relief requested;

f. Period of time for which the Variance is sought;

g. Alternative water use restrictions or other measures the petitioner is taking or proposes to take to meet the intent of this Plan and the compliance date; and

h. Other pertinent information.

4. The Review Board will make its determination no later than the 15th working day after receipt of an application for variance.

C. *Application of Variance.*

1. Until the Review Board has acted on an application, the applicant must comply with all provisions of this Plan. The Review Board may not approve a Variance if the terms and conditions do not meet or exceed the purpose and intent of this Plan.

2. No Variance may be retroactive or otherwise justify any violation of this Plan occurring prior to the issuance of the Variance.

D. *Conditions to Variance.* Variances granted by the District are subject to the following conditions, unless waived or modified by the Review Board:

1. Variances granted must include a timetable for compliance;
2. Variances granted will expire when the Plan is no longer in effect, unless the petitioner has failed to meet specified requirements; and
3. Such other conditions as the Review Board determines necessary to meet or exceed the purpose and intent of this Plan, such as water schedules for newly installed landscapes.

3.11 Enforcement.

A. No person or entity may knowingly or intentionally allow the use of water from the District for residential, commercial, industrial, agricultural, governmental, or any other purpose in a manner contrary to any provision of this Article, or in an amount in excess of that permitted by any drought response stage in effect at the time pursuant to the provisions of this Article.

B. The provisions of this Plan constitute rules adopted under the authority set forth in Section 54.205 of the *Texas Water Code*. Any person who violates any provision of this Plan will be subject to the payment of a fine in an amount per violation that does not exceed the jurisdiction of justice court, as provided by Section 27.031, Government Code, as permitted under Section 49.004 of the *Texas Water Code*. Each day of violation will constitute a separate offense. In addition, the offending party will be liable to the District for any costs incurred by the District in connection with any violation. Compliance with this Plan may also be sought through injunctive relief in the district court. In accordance with the foregoing authority, the following penalties are established:

<u>Violation</u>	<u>Residential Customer</u>	<u>Commercial Customer</u>
First violation	Warning letter	Warning letter
Second violation within 12 months of immediately preceding violation	\$50 fine	\$200 fine
Third violation within 12 months of immediately preceding violation	\$100 fine	\$400 fine
Fourth and subsequent violations within 12 months of immediately preceding violation	\$200 fine	\$1,000 fine

If any person or entity violates this Plan two or more times within any 12-month period, the District Manager or his/her designee may, following written notice to the violator, discontinue water service to the premises where the violations occurred. Service discontinued under such circumstances may be restored only upon payment of all fines established under this Section, a re-connection charge of \$100, and any other costs incurred by the District in discontinuing or re-initiating service. In addition, the violator must provide assurance, acceptable to the District Manager or his/her designee that the violation will not be repeated.

C. Any person, including a person classified as a Customer of the District, who is in apparent control of the property where a violation occurs or originates is presumed to be the violator, and proof that a violation occurred on a person's property constitutes a rebuttable presumption that the person committed the violation. Parents are responsible for violations of their minor children and proof that a violation, committed by a child, occurred on property within the parents' control constitutes a rebuttable presumption that the parent committed the violation.



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GENERAL TERMS AND CONDITIONS

1. Purchase of Products and Services. Customer hereby enters into an agreement with Cothron's Cothron's Security Professionals for a Web-hosted security management system (Brivo OnAir) consisting of equipment and services supplied by Brivo Systems LLC ("Brivo") and other related products and services provided by Cothron's Cothron's Security Professionals. These General Terms and Conditions (including the Exhibit(s) hereto) are incorporated by reference and form an integral part of each written proposal or agreement between Cothron's Cothron's Security Professionals and Customer that references these General Terms and Conditions, or to which these General Terms and Conditions are attached (each a "Proposal," and together with these General Terms and Conditions, this "Agreement").

(a) **Hardware and Installation.** Customer agrees to purchase from Cothron's Cothron's Security Professionals such hardware, equipment, parts, components, and accessories manufactured by Brivo or other third parties as are more specifically described in the applicable Proposal (hereinafter the "Hardware") along with the required Installation Services described therein. Customer shall use the Brivo Hardware solely for Customer's internal business use in connection with the Subscription Services (as defined below).

(b) **Subscription Services.** Customer agrees to purchase from Cothron's Cothron's Security Professionals a subscription(s) for the services described in the Proposal (hereinafter the "Subscription Services"), for the length of time specified therein (the "Service Period"). The Service Period shall begin upon the date of beneficial use of the Subscription Service by the Customer. Customer agrees that all Subscription Services are provided subject to the then-current terms and conditions of the Brivo subscription agreement ("Subscription Agreement"), a current copy of which is attached hereto as Exhibit A, and Customer agrees to be bound thereby.

2. Fees and Payment.

(a) **Fees; Invoices; Payment Terms.** Customer shall pay Cothron's Cothron's Security Professionals the prices and fees set forth Exhibits B and C for products and services purchased by Customer hereunder. Cothron's Cothron's Security Professionals shall invoice Customer for the Hardware and any One-Time Fees set forth in the Proposal as follows: 50% deposit due with executed agreement and remaining 50% upon completion and upon the Customer gaining beneficial use of the system. Cothron's Cothron's Security Professionals shall invoice Customer for fees for Subscription Services on a monthly basis, at the beginning of the billing month starting at the beginning of year 2. All invoices are due and payable within thirty (30) days of issuance. All charges, fees and prices herein are exclusive of all federal, state and local withholding, excise, sales, use and similar taxes, fees, surcharges and other charges imposed by any governmental authority. Customer shall pay, at the time of sale or thereafter, all taxes, fees, surcharges and other charges arising out of Customer's purchase of the products and services, unless Customer can show documentation satisfactory to Cothron's Cothron's Security Professionals that it is exempt from same. Termination or expiration of this

Agreement shall not relieve Customer of its obligation to pay in full all remaining Service Fees. In the event this Agreement becomes terminated prior to such time as Customer has paid in full all outstanding Service Fees, Cothron's Cothron's Security Professionals may accelerate collection and seek payment of all then-unpaid monthly charges as of the date of termination.

(c) **Late Payments.** Cothron's Cothron's Security Professionals reserves that right, during the Service Period, to suspend Customer's use of and access to the Subscription Services in the event that Customer fails to pay any invoice not in good faith disputed by Customer within thirty (30) days of its issuance to Customer. Late payments shall bear interest at a rate equal to the lesser of 1.5% per month or the maximum rate allowable by applicable law, until paid in full.

3. Shipment and Installation. Cothron's Cothron's Security Professionals shall begin shipment or installation of the Hardware after the Effective Date. Cothron's Cothron's Security Professionals or its assignee, agent or subcontractor will provide one-time standard installation services of the Hardware for the charge set forth in the Proposal. Standard installation shall include only installations performed between 8:00 a.m. and 5:00 p.m., Monday through Friday, local time. Cothron's Cothron's Security Professionals may charge, and Customer shall pay, an incremental fee based on Cothron's Cothron's Security Professionals then-current fees for any non-standard installation services.

4. Hardware Warranty. (a) **Limited Warranty.** Cothron's Cothron's Security Professionals warrants that for a period of [twelve (12)] months from the Effective Date of this Schedule (the "Warranty Period"), all Hardware will be free from material defects in materials and workmanship. The foregoing warranty does not extend to: (i) any failure in the Hardware due to accident, abuse, misuse or negligent use of the Hardware; (ii) any failure resulting from use in other than a normal and customary manner under normal environmental conditions and conforming to the Hardware's instructions; (iii) any failure in the Hardware caused by failing to follow prescribed operating maintenance procedures; (iv) any failure in the Hardware due to modifications, alterations, additions or changes to the Hardware not made or authorized to be made by Cothron's Cothron's Security Professionals; or (v) damage caused by force of nature, external causes, or act of any third party (other than Cothron's Cothron's Security Professionals or its duly-authorized representative). The foregoing warranty is void and of no force or effect if any Hardware is installed or serviced by any party other than Cothron's Cothron's Security Professionals or an installation/repair agent authorized by Cothron's Cothron's Security Professionals.

(b) **Warranty Procedures.** Customer will, within the Warranty Period, notify Cothron's Cothron's Security Professionals in writing of any Hardware containing defects Customer believes to be covered by the limited warranty provided in paragraph (a) of this Section (the "Limited Warranty"). Provided the defects complained of are covered under this Limited Warranty, Cothron's Cothron's Security Professionals shall, at its sole option and expense, repair or replace the defective Hardware.

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Notwithstanding the foregoing, however, in the event the defective Hardware is not covered by this Limited Warranty, Cothron's Cothron's Security Professionals shall charge Customer, and Customer shall pay to Cothron's Cothron's Security Professionals, for such replacement Hardware or repair services, at Cothron's Cothron's Security Professionals then-current negotiated pricing; further, in such event, Customer shall be liable for any shipping and insurance charges incurred in connection with shipment of the defective Hardware and/or replacement Hardware (as the case may be). This Section states Customer's sole remedy, and the sole liability of Cothron's Cothron's Security Professionals, arising out of the Limited Warranty provided by Cothron's Cothron's Security Professionals.

5. Disclaimer. EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT, NEITHER Cothron's Cothron's Security Professionals NOR ITS SUPPLIERS OR LICENSORS MAKE, AND CUSTOMER RECEIVES, NO REPRESENTATIONS OR WARRANTIES, EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, WITH RESPECT TO THE PRODUCTS AND SERVICES PROVIDED HEREUNDER, AND Cothron's Cothron's Security Professionals SPECIFICALLY DISCLAIMS ALL OTHER WARRANTIES AND REPRESENTATIONS, INCLUDING WITHOUT LIMITATION ANY IMPLIED WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, OR NON INFRINGEMENT, AND ANY WARRANTIES ARISING FROM A COURSE OF DEALING OR USAGE OF TRADE.

6. Limitation of Liability. NEITHER Cothron's Cothron's Security Professionals NOR ITS SUPPLIERS OR LICENSORS SHALL BE LIABLE FOR COSTS OF PROCUREMENT OF SUBSTITUTE PRODUCTS OR SERVICES, NOR FOR ANY LOSS OF BUSINESS, REVENUE OR DATA; INTERRUPTION OF BUSINESS; LOST PROFITS OR GOODWILL; INCREASED COSTS OF OPERATION; OR OTHER INDIRECT, SPECIAL, INCIDENTAL, EXEMPLARY, RELIANCE, PUNITIVE OR CONSEQUENTIAL DAMAGES OF ANY KIND ARISING OUT OF OR UNDER THIS AGREEMENT, EVEN IF Cothron's Cothron's Security Professionals HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH. IN NO EVENT SHALL THE TOTAL LIABILITY OF Cothron's Cothron's Security Professionals ARISING OUT OF OR UNDER THIS AGREEMENT, OR FOR BREACH OF THIS AGREEMENT, EXCEED THE AMOUNT PAID TO Cothron's Cothron's Security Professionals UNDER THIS AGREEMENT. THE LIMITATIONS IN THIS SECTION SHALL APPLY NOTWITHSTANDING ANY FAILURE OF ESSENTIAL PURPOSE OF ANY LIMITED REMEDY AND APPLY WHETHER THE CLAIM IS BASED ON CONTRACT, TORT (INCLUDING NEGLIGENCE), STATUTE, FRAUD, MISREPRESENTATION, OR OTHER LEGAL OR EQUITABLE THEORY.

7. Intellectual Property. The Subscription Services are the property of Brivo. Brivo owns all right, title and interest in and to the Subscription Services and all intellectual property rights associated therewith, and Customer has no right thereto except as expressly provided in this Agreement and the Subscription Agreement.

8. Termination Cothron's Cothron's Security Professionals reserves the right to terminate this Agreement on thirty (30) days written notice for

the following reasons: (a) The Customer fails to make any payment as agreed herein, in which case the balance of the moneys due for the full term of this Agreement shall become immediately due and payable; (b) Customer breaches the Subscription Agreement or (c) Cothron's Cothron's Security Professionals loses its right to act as an authorized Reseller for Brivo Subscription Services. Unless terminated due to non-payment by Customer to Cothron's Cothron's Security Professionals or breach by Customer, any advance payment made for service not yet rendered at the effective date of such termination shall be refunded to Customer. Should Customer default on payment, Customer agrees to pay for all fees, including reasonable attorney fees, incurred by Cothron's Cothron's Security Professionals in the collection of Customer's account. At the end of the initial term of this Agreement, the Agreement is terminable by either party upon the giving of a thirty (30) days prior written notice to that effect to the other party.

9. General Provisions.

(a) Entire Agreement. This Agreement (including the Subscription Agreement) constitute the entire agreement between the parties and supersedes all previous agreements, understandings, statements, communications, representations and proposals, whether oral or written, with respect to the subject matter hereof. In the event of a conflict between the terms and conditions of this Agreement and the terms and conditions of the Subscription Agreement, the Subscription Agreement shall prevail, as applicable. This Agreement does not apply to the sale of goods under U.S. Government Contract Regulations, regardless of whether such provisions are on any Customer-supplied purchase order. In the case of a government contract, the applicable government regulations shall be only those which are mandatory for Cothron's Cothron's Security Professionals under U.S. Government Federal Acquisition Streamline Act provisions as a subcontractor and which have been agreed to by Cothron's Cothron's Security Professionals in an attached Rider.

(b) Dispute Resolution. Any dispute between the parties relating to this Agreement, whether or not a contract dispute, shall be determined by binding and non-appealable arbitration under the applicable rules of the American Arbitration Association ("AAA"). The arbitration shall be conducted by a single arbitrator chosen by the parties, or, if the parties cannot agree upon a single arbitrator within 15 days of a party submitting a proposal, then by a single arbitrator appointed by the Austin, Texas office of AAA. The arbitration shall be administered by the Austin, Texas office of AAA. The arbitrator shall be authorized to award or apportion attorneys' fees and costs to the prevailing party of the arbitration. If the arbitrator's decision is a compromise, the determination of which party or parties bear the costs and expenses incurred in connection with the arbitration proceeding shall be made by the arbitrator on the basis of the arbitrator's assessment of the extent to which each party prevailed in its position. Notwithstanding the first sentence of this Section, Cothron's Cothron's Security Professionals shall be entitled to seek court-ordered injunctive and other equitable relief upon any actual or threatened breach of this



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Agreement, in addition to reimbursement of its attorneys' fees and other costs incurred in obtaining the relief.

(c) Third Party Beneficiaries. This Agreement is for the sole benefit of the parties hereto and nothing herein, express or implied, shall give, or be construed to give, any rights hereunder to any other person, including without limitation, any subcontractors, sub-vendors, or anyone designated as a reseller. Notwithstanding the foregoing, the Subscription Agreement constitutes an agreement between Customer and Brivo, and shall be enforceable in all respects by Brivo.

(d) Severability. If one or more provisions of this Agreement are held to be unenforceable under applicable law, the parties agree to renegotiate such provision in good faith. In the event that the parties cannot reach a mutually agreeable and enforceable replacement, then (i) such provision shall be excluded from this Agreement, (ii) the balance of the Agreement shall be interpreted as if such provision were so excluded and (iii) the balance of the Agreement shall be enforceable in accordance with its terms. Any waiver by either party of a breach of any provision of this Agreement will not operate as or be construed to be a waiver of any other breach of that or any other provision of this Agreement. Any modifications of this Agreement must be in writing and signed by the duly authorized representative of Customer and a Vice President or President of Cothron's Cothron's Security Professionals.

(e) Force Majeure. No default, delay or failure to perform on the part of Cothron's Cothron's Security Professionals shall be considered a breach of this Agreement if such default, delay or failure to perform is shown to be due to causes beyond the reasonable control of Cothron's Cothron's Security Professionals, including without limitation, failure of a positioning system or wireless or power network or the Internet, strikes, lockouts or other labor disputes, riots, civil disturbances, embargoes, actions or inactions of governmental authorities, carriers or suppliers, epidemics, war, terrorism, severe weather, flood, fire, earthquakes, explosions, volcanic activities, acts of God or the public enemy, or nuclear disasters.

(f) Notices. Any notice under this Agreement shall be in writing and shall be sent by facsimile, prepaid registered or certified mail, return receipt requested, internationally recognized courier or personal delivery, addressed to the other party at the following address:

If to Customer: to the contact person and at the billing address as set forth in the Proposal

If to Cothron's Cothron's Security Professionals:

Such notice shall be deemed to have been given upon personal delivery if delivered personally, the next business day if sent by overnight courier, on the fifth (5) business day if sent by courier or mail, or one (1) business day after receipt of successful transmission report if faxed.

(g) Assignment. Customer shall not assign this Agreement, or any rights or obligations hereunder, in whole or in part, voluntarily, by operation of law or otherwise, including by merger, consolidation or acquisition of a controlling interest in a party, without the prior written consent of Cothron's

Cothron's Security Professionals. Any attempt by Customer to assign this Agreement or any right or obligation hereunder in violation of this Section will be null and void and will constitute a material breach of this Agreement.

(h) Modification of Agreement. This Agreement (and any Exhibits hereto) may not be modified or amended except by a written document executed by a duly authorized representative of each party. Notwithstanding the foregoing, the Subscription Agreement may not be amended without the prior written consent of Brivo.

(i) Waiver. No rights of a party or breach by the other party of any provision hereunder shall be waived by any act, omission, delay or knowledge of a party, except by a written document executed by a duly authorized representative of the waiving party. Any waiver on one occasion shall not constitute a waiver of any prior, concurrent, or subsequent occasions.

(j) Counterparts. This Agreement, and any amendments hereto and any waiver hereof, may be executed in counterparts, all of which taken together shall constitute one single agreement between the parties. If electronic signatures are used for this purpose, either party may print out the faxed or imaged version of the Agreement signed by the other party and then sign in the designated space.

(k) Construction. The captions and article and section headings in this Agreement are for reference purposes only and shall not affect the meaning or interpretation of this Agreement. The term "including" as used herein means "including without limitation." The terms "herein," "hereof," "hereunder," and similar terms refer to the Agreement as a whole, rather than any particular provision. Each party acknowledges that it has had the opportunity to review this Agreement with legal counsel. Any rule of construction that resolves ambiguities against the drafting party shall not apply in this interpretation of the Agreement.

(l) Governing Law; Venue; Jurisdiction. This Agreement will, in all respects, including all matters of construction, validity and performance, be governed by the laws of the State of Texas, United States (excluding the United Nations Convention on Contracts for the International Sale of Goods), without regard to any conflicts of law principles which may result in the application of the laws of another jurisdiction. Any suit, action or proceeding arising in connection with this Agreement will be brought in the state or federal courts sitting in the State of Texas and the parties hereby expressly submit to the jurisdiction of such courts for the purpose of any such suit, action, or proceeding. Each party hereby irrevocably waives any objections which it may now or hereafter have to the laying of venue of any suit, action or proceeding arising out of or relating to this Agreement if brought in Texas, and hereby further irrevocably waives any claim that any such suit, action or proceeding brought in any such court has been brought in an inconvenient forum.

(m) Waiver of Jury Trial. THE PARTIES EXPRESSLY WAIVE ANY RIGHT TO A JURY TRIAL REGARDING DISPUTES RELATED TO THIS AGREEMENT.



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IN WITNESS WHEREOF, Customer and Cothron's Cothron's Security Professionals have entered into this Agreement effective as of the effective date set forth in the Proposal, or if no effective date is set forth in the Proposal, the later of the dates set forth below.

Block House MUD		Cothron's Security Professionals	
By:		By	<i>Sebastian Whitney</i>
Name		Name	Sebastian Whitney
Title		Title	Security System Sales
Date		Date	4/12/2024



EXHIBIT A
Terms of Use
Brivo OnAir®

IMPORTANT: READ THE TERMS AND CONDITIONS OF THESE TERMS OF USE (THIS "**AGREEMENT**") CAREFULLY BEFORE USING THE SERVICE (DEFINED BELOW). BRIVO SYSTEMS, LLC ("**BRIVO**") IS WILLING TO PROVIDE YOU, AS THE AUTHORIZED USER OF THE SERVICE ("**YOU**" OR "**YOUR**"), ACCESS TO AND USE OF THE SERVICE ON THE CONDITION THAT YOU ACCEPT ALL OF THE TERMS OF THIS AGREEMENT. THIS AGREEMENT IS A LEGAL AND ENFORCEABLE CONTRACT BETWEEN YOU AND BRIVO. BY CLICKING "I ACCEPT" OR OTHERWISE INDICATING ASSENT ELECTRONICALLY, OR ACCESSING OR USING THE SERVICE, YOU AFFIRM THAT THIS AGREEMENT CONSTITUTES A WRITING, AND THAT YOU HAVE READ, UNDERSTAND, AND AGREE TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS AGREEMENT. IF THE INDIVIDUAL WHO CLICKS "I ACCEPT" IS ACCEPTING AND AGREEING TO THE TERMS AND CONDITIONS OF THIS AGREEMENT ON BEHALF OF A CORPORATION, LIMITED LIABILITY COMPANY, PARTNERSHIP OR OTHER LEGAL ENTITY, SUCH AS FOR EXAMPLE HIS OR HER EMPLOYER, SUCH INDIVIDUAL REPRESENTS AND WARRANTS TO BRIVO THAT HE OR SHE IS AUTHORIZED TO ENTER INTO THIS AGREEMENT AND ACCEPT THESE TERMS ON BEHALF OF SUCH ENTITY. IF YOU DO NOT AGREE TO ALL OF THE TERMS AND CONDITIONS OF THIS AGREEMENT, CLICK "I DO NOT ACCEPT" OR "CANCEL" OR OTHERWISE INDICATE REFUSAL, AND DO NOT ACCESS OR USE THE SERVICE.

1. Definitions

"**Brivo Website**" means Brivo's website located at <http://www.brivo.com>, or any successor or alternate website designated in writing by Brivo from time to time.

"**Confidential Information**" means all confidential information of a party ("**Disclosing Party**") disclosed to the other party ("**Receiving Party**"), whether orally or in writing, that is designated as confidential or that reasonably should be understood to be confidential given the nature of the information and the circumstances of disclosure, including the terms and conditions of this Agreement, the Customer Data, the Service, business and marketing plans, technology and technical information, product designs, and business processes. Confidential Information (except for Customer Data) will not include any information that: (i) is or becomes generally known to the public without breach of any obligation owed to the Disclosing Party; (ii) was known to the Receiving Party prior to its disclosure by the Disclosing Party without breach of any obligation owed to the Disclosing Party; (iii) was independently developed by the Receiving Party without breach of any obligation owed to the Disclosing Party; or (iv) is received from a third party without breach of any obligation owed to the Disclosing Party.

"**Customer Data**" means all electronic data, records or information submitted by you to the Service.

"**Documentation**" means any written online documentation, manuals or guides for the Service published by Brivo and supplied to You by Brivo or an authorized Brivo reseller, as updated from time to time in Brivo's sole discretion, available at the Brivo Website or via login to the Service.

"**Excused Downtime**" means any period of unavailability or inoperability caused by a Force Majeure Event.

"**Force Majeure Event**" means any circumstance or occurrence beyond the reasonable control of Brivo, including, without limitation, acts or omissions by a public authority, acts of God, strikes, blockades, acts of terrorism, riots, storms, earthquakes, explosions, fires, floods, Internet or telecommunications failures/outages/delays, third-party hosting facility failures, denial of service attacks, or other similar occurrences.

"**Malicious Code**" means code, files, scripts, agents or programs intended to do harm, including, for example, viruses, worms, time bombs and Trojan horses.

"**Scheduled Maintenance**" means any period during which the Service is unavailable for maintenance, including the implementation of any updates, enhancements, patches, fixes, or error corrections.

"**Service**" means the online, Web-based hosted software service made available by Brivo via the Brivo Website under the name Brivo OnAir (or such other name(s) as may be designated by Brivo from time to time), including associated offline components, as described by the Documentation.

"**Subscription Term**" means your initial subscription term for the Service and any renewals or extensions thereof agreed to by Brivo or an authorized Brivo reseller, as set forth in a written agreement between you and Brivo or the applicable authorized Brivo reseller.

"**Users**" means individuals who are authorized by you to use the Service and who have been supplied user identifications and passwords by you (or



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by an authorized Brivo reseller). Users may include but are not limited to your employees, consultants, contractors and agents.

2. Service

Brivo will make the Service available to you and Your Users pursuant to this Agreement during the applicable Subscription Term. You agree that your purchase of the subscription to the Service is neither contingent upon the delivery of any future functionality or features nor dependent upon any oral or written public comments made by Brivo with respect to future functionality or features. You acknowledge that: (i) payment terms for the Service must be established separately and independently between You and Brivo or the applicable authorized Brivo reseller; (ii) this Agreement and any order form or other written agreement between You and Brivo establishing payment terms between You and Brivo constitutes the entire agreement between You and Brivo regarding the provision by Brivo, and the access and use by You and Your Users, of the Service and controls as to any terms; (iii) the terms and conditions of any purchase order or other agreement between You and the applicable authorized Brivo reseller are not binding on Brivo; (iv) the authorized Brivo reseller is not Brivo's agent and is not authorized to alter, amend or modify the terms of this Agreement, or otherwise grant any rights relating in any way to the Service; and (v) Your non-payment of any amount owed to Brivo or an authorized Brivo reseller relating to this Agreement will constitute a basis for Brivo's termination of this Agreement. You further acknowledge and agree that You are responsible for providing and maintaining the hardware, operating system software and Internet connection necessary to access and use the Service, and that Brivo makes no representation or warranty with regard to any services provided by any third party, including, without limitation, any authorized reseller from whom You obtained Your subscription to the Service. Any technical support services relating to the Service will be provided pursuant to a separate written agreement entered into between you and an authorized Brivo reseller or Brivo.

3. Use of the Service

Brivo will use commercially reasonable efforts to: (i) maintain the security and integrity of the Service and the Customer Data and (ii) make the Service available 24 hours a day, 7 days a week, except for: (a) Scheduled Maintenance and (b) Excused Downtime. Brivo will use commercially reasonable efforts to provide at least 8 hours' notice of Scheduled Maintenance, which notice may be provided through the Service.

You are responsible for Your Users' compliance with this Agreement and the Documentation. You will: (i) have sole responsibility for the accuracy, quality, integrity, legality, reliability, and appropriateness of all Customer Data and will ensure that all instructions given to Brivo in respect of the Customer Data will be in compliance with applicable data protection laws; (ii) use commercially reasonable efforts to prevent unauthorized access to, or use of, the Service, and notify Brivo promptly following Your discovery of any such unauthorized access or use; and (iii) comply with all applicable local, state, federal and foreign laws in using the Service, including without limitation all applicable data protection laws and regulations.

You may use the Service solely for Your internal business purposes as contemplated by this Agreement and the Documentation and You may not: (i) license, sublicense, sell, resell, rent, lease, transfer, assign, distribute, time share or otherwise commercially exploit or make the Service available to any third party, other than to Users as contemplated by this Agreement; (ii) record, transmit or store infringing, obscene, threatening, libelous, or otherwise unlawful or tortious material, including material that is harmful to children or violates third-party privacy rights; (iii) send or store Malicious Code; (iv) intentionally interfere with or disrupt the integrity or performance of the Service or the data contained therein; or (v) attempt to gain unauthorized access to the Service or its related systems or networks.

4. Proprietary Rights

Subject to the limited rights expressly granted hereunder, Brivo and its licensors reserve all of Brivo's and its licensors' rights, title and interest in and to the Service and all portions thereof, including all related intellectual property rights. No rights are granted to you hereunder other than as expressly set forth herein. You will not: (i) modify, copy or create derivative works based on the Service or any portion thereof; (ii) frame or mirror any content forming part of the Service; (iii) reverse engineer the Service or any portion thereof (to the extent such restriction is permitted by law); or (iv) access the Service in order to (A) build a competitive product or service, or (B) copy any ideas, features, functions or graphics of the Service.

As between Brivo and You, Brivo acknowledges and agrees that you exclusively own all rights, title and interest in and to all Customer Data. Customer Data is deemed Confidential Information under this Agreement. You grant Brivo and its Affiliates a worldwide license to host, have hosted, copy, transmit, access, use and display Your Customer Data as necessary for Brivo to provide the Service in accordance with this Agreement.

5. Confidentiality

The Receiving Party will not disclose or use any Confidential Information of the Disclosing Party for any purpose outside the scope of this Agreement, except with the Disclosing Party's prior written permission or as required by law. Each party agrees to protect the confidentiality of the Confidential Information of the other party in the same manner that it protects the confidentiality of its own confidential information of like kind (but in no event using



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less than reasonable care). If the Receiving Party is compelled by law to disclose Confidential Information of the Disclosing Party, it will provide the Disclosing Party with prior notice of such compelled disclosure (to the extent legally permitted) and reasonable assistance, at Disclosing Party's cost, if the Disclosing Party wishes to contest the disclosure. Notwithstanding the foregoing, you acknowledge and agree that Brivo may anonymize data you upload to and/or store via the Service, aggregate such anonymized data with anonymized data of other users of the Service, and use or disclose such data to third-party service providers. Brivo does not share personally identifiable information provided by you, except to the extent required to provide the Services at your direction. Under no circumstances will Brivo sell or rent personally identifiable information you provide.

If the Receiving Party discloses or uses (or threatens to disclose or use) any Confidential Information of the Disclosing Party in breach of confidentiality protections hereunder, the Disclosing Party will have the right, in addition to any other remedies available to it, to seek injunctive relief to enjoin such acts, it being specifically acknowledged by the parties that any other available remedies are inadequate.

6. Limited Warranties & Disclaimers

Brivo warrants that: (i) the Service will perform substantially in accordance with the Documentation; (ii) the functionality of the Service will not be materially decreased during a Subscription Term; and (iii) the Service will not introduce Malicious Code into Your systems. You represent and warrant that the collection and processing of Your Customer Data as contemplated by this Agreement complies in all respects with applicable data protection laws and regulations.

THE ABOVE LIMITED WARRANTIES ARE THE ONLY WARRANTIES PROVIDED BY BRIVO REGARDING THE SERVICE. EXCEPT FOR THE LIMITED WARRANTIES ABOVE, THE SERVICE IS PROVIDED "AS IS." TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, THE ABOVE WARRANTIES ARE EXCLUSIVE AND IN LIEU OF ALL OTHER WARRANTIES, WHETHER EXPRESS OR IMPLIED, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE AND NON-INFRINGEMENT. BRIVO DOES NOT WARRANT THAT THE SERVICE WILL MEET YOUR REQUIREMENTS OR NEEDS, OR THAT OPERATION OF THE SERVICE WILL BE UNINTERRUPTED, OR THAT THE SERVICE WILL BE ERROR-FREE, OR THAT ANY DEFECTS OR ERRORS IN THE SERVICE WILL BE CORRECTED.

7. Disclaimer of Damages

TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW AND REGARDLESS OF WHETHER ANY REMEDY SET FORTH HEREIN FAILS OF ITS ESSENTIAL PURPOSE, IN NO EVENT WILL BRIVO OR ITS DIRECTORS, OFFICERS, EMPLOYEES, LICENSORS OR AGENTS BE LIABLE TO YOU FOR ANY SPECIAL, CONSEQUENTIAL, INDIRECT, INCIDENTAL, OR EXEMPLARY OR SIMILAR DAMAGES, ARISING OUT OF OR IN ANY WAY RELATING TO THIS AGREEMENT OR THE USE OF OR INABILITY TO USE THE SERVICE, INCLUDING WITHOUT LIMITATION DAMAGES FOR LOSS OF GOODWILL, WORK STOPPAGE, LOST PROFITS, LOST DATA, PERSONAL INJURY AND COMPUTER FAILURE OR MALFUNCTION, EVEN IF BRIVO HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AND REGARDLESS OF THEORY (CONTRACT, TORT OR OTHERWISE) UPON WHICH SUCH CLAIM IS BASED. IN NO CASE WILL BRIVO'S OR ITS LICENSORS' AGGREGATE LIABILITY UNDER THIS AGREEMENT EXCEED THE SUBSCRIPTION FEES THAT YOU PAID FOR THE SERVICE IN THE EIGHTEEN MONTHS PRECEDING THE INCIDENT GIVING RISE TO LIABILITY.

8. Indemnification

You will defend, indemnify and hold Brivo and its owners, directors, managers, officers, employees and agents (each a "Brivo Indemnified Party") harmless against any loss, liability, damage, cost or expense (including reasonable attorneys' fees) suffered or incurred by any Brivo Indemnified Party in connection with claims, demands, suits, or proceedings made or brought against any Brivo Indemnified Party by a third party alleging (i) a breach by You or Your Users of Your obligations under applicable local, state, federal and foreign laws, including, without limitation, applicable data protection laws and regulations; or (ii) that the Customer Data, or Yours or Your Users' use of the Service in breach of this Agreement, infringes or breaches the intellectual property rights, of, or has otherwise harmed, a third party; or (iii) a breach by You or Your Users of Section 5 (Confidentiality).

9. Term & Termination

Subject to the terms and conditions of this Agreement, the Subscription Term will begin on the date of Your acceptance of this Agreement, and unless sooner terminated for cause as provided below, will continue until the Subscription Term expiration date as set forth in a written agreement between You and Brivo or the applicable authorized Brivo reseller from whom You acquired Your subscription to the Service. Your access to and use of the Service will automatically terminate at the end of the Subscription Term.

Brivo may terminate this Agreement for cause upon written notice to You if: (i) You breach any material term or condition of this Agreement; (ii) You fail to pay when due any amount owed to Brivo or an authorized Brivo reseller relating to this Agreement; or (iii) if You become the subject of a petition in bankruptcy or any other proceeding relating to insolvency, receivership, liquidation or assignment for the benefit of creditors. Upon termination of this Agreement, Your Subscription Term will automatically terminate. Upon termination of the Subscription Term, You must cease all access to and use of the Service.



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You may terminate this Agreement for cause upon written notice to Brivo if Brivo breaches any material term or condition of this Agreement and fails to cure such breach within 30 days of receipt of written notice of such breach, which notice must be delivered in accordance with the notice delivery provisions of Section 10 below.

Upon termination of this Agreement for any reason, Your Subscription Term will automatically terminate. Upon termination of the Subscription Term, You must cease all access to and use of the Service.

Upon request by You made within 30 days after the effective date of termination, Brivo will promptly make available to You for download a file of Customer Data in pipe delimited (CSV) format for data and original format for photos, at Brivo's then-current standard charges therefor. After such 30-day period, provided that Brivo has complied with its obligations to make available to You the aforementioned Customer Data file promptly upon a request by You made within 30 days after the effective date of termination, Brivo will have no obligation to maintain or provide any Customer Data and may thereafter, unless legally prohibited, delete all Customer Data in its systems or otherwise in its possession.

The provisions of Sections 4 through 10 of this Agreement will survive any termination or expiration of this Agreement.

10. Miscellaneous

This Agreement will be governed by and construed in accordance with the laws of the State of Maryland, United States of America. THE PARTIES AGREE THAT THE UNIFORM COMPUTER TRANSACTIONS ACT OR ANY VERSION THEREOF, ADOPTED BY ANY STATE, IN ANY FORM ("UCITA"), WILL NOT APPLY TO THIS AGREEMENT. TO THE EXTENT THAT UCITA IS APPLICABLE, THE PARTIES AGREE TO OPT OUT OF THE APPLICABILITY OF UCITA PURSUANT TO THE OPT-OUT PROVISION(S) CONTAINED THEREIN. Any suit, action or proceeding arising in connection with this Agreement will be brought in the state or federal courts sitting in the State of Maryland and You hereby expressly submit to the exclusive jurisdiction of such courts for the purpose of any such suit, action, or proceeding.

This Agreement is the entire agreement between You and Brivo relating to the Service and: (i) supersedes all prior or contemporaneous oral or written communications, proposals, and representations with respect to its subject matter and (ii) prevails over any conflicting or additional terms of any quote, order, acknowledgment, or similar communications between the parties. You acknowledge that in entering into this Agreement, You have not relied on any representations or warranties other than as expressly set forth in this Agreement. Certain other products and services offered by Brivo are subject to separate terms and conditions established from time to time by Brivo.

If for any reason a court of competent jurisdiction finds any provision, or portion thereof, to be unenforceable, the remainder of this Agreement will continue in full force and effect. No failure or delay by either party in exercising any right under this Agreement will constitute a waiver of that right.

Brivo reserves the right to change or discontinue the Service or change or remove features or functionality of the Service from time to time. Brivo will notify you in writing of any material change to or discontinuation of the Service. This Agreement may be amended from time to time by Brivo upon written notice to you. The then-current version of this Agreement is available to you at the Brivo Website. You acknowledge and agree that the posting of amendments to this Agreement at such web site, via the Service or by email message will constitute written notice to you of such amendments. By continuing to use the Service after the effective date of any amendments to this Agreement, You agree to be bound by the amended terms.

Brivo will have no liability under this Agreement to the extent that it is delayed, prevented or hindered in performing any of its obligations under this Agreement as a result of a Force Majeure Event.

You may not assign or transfer this Agreement or any of Your rights or obligations under this Agreement, whether by operation of law or otherwise, without the prior written consent of Brivo, except that You may assign this Agreement in its entirety to Your successor in the event of a merger, corporate reorganization or a sale of all or substantially all of Your assets so long as such successor is not a direct competitor of Brivo. Any attempt by you to assign this Agreement or any of your rights or obligations hereunder in violation of this Section shall be null and void. Subject to the foregoing, this Agreement will bind and inure to the benefit of the parties and their respective successors and permitted assigns.

Brivo provides the Service, including related software and technology, for ultimate federal government end use solely in accordance with the following: Government technical data and software rights related to the Service include only those rights customarily provided to the public as defined in this Agreement. This customary commercial license is provided in accordance with FAR 12.211 (Technical Data) and FAR 12.212 (Software) and, for Department of Defense transactions, DFAR 252.227-7015 (Technical Data – Commercial Items) and DFAR 227.7202-3 (Rights in Commercial Computer Software or Computer Software Documentation). If a government agency has a need for rights not granted under these terms, it must negotiate with Brivo to determine if there are acceptable terms for granting those rights, and a mutually acceptable written addendum specifically granting those rights must be included in any applicable agreement.



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You represent and warrant to Brivo that you have not received or been offered any illegal or improper bribe, kickback, payment, gift, or thing of value from any of Brivo's employees or agents in connection with this Agreement. Reasonable gifts and entertainment provided in the ordinary course of business do not violate the above restriction. If you learn of any violation of the above restriction, you will use reasonable efforts to promptly notify Brivo in writing.

The Service and, other technology Brivo makes available, and derivatives thereof, may be subject to export laws and regulations of the United States and other jurisdictions. You represent that you are not named on any U.S. government denied-party list. You shall not permit Users to access or use the Service in a U.S. embargoed country or in violation of any U.S. export law or regulation.

Brivo may provide any notice to you under this Agreement by posting a notice to the Brivo Website or otherwise within the Service or by sending a message to the email address then associated with your account. Notice provided by posting to the Brivo Website or within the Service will be effective upon posting and notices provided by email will be effective when Brivo sends the email. It is your responsibility to keep your account contact email address current. You will be deemed to have received any email sent to the email address then associated with your account when Brivo sends the email, whether or not you actually receive it.

Notices provided to Brivo by you under this Agreement must be sent either by: (i) facsimile transmission to 1-(240)-965-2210 or (ii) by personal delivery, overnight courier or registered or certified mail to Brivo Systems, LLC, 7700 Old Georgetown Road, Suite 300, Bethesda, Maryland 20814, U.S.A., attention Customer Care. Brivo may update the fax number or address for notices by posting a notice on the Brivo Website. Notices sent by you to Brivo are effective upon receipt by Brivo.



EXHIBIT B
Pricing Summary

- Total Subscription Services: **\$1,363.45 + Tax Monthly**

Readers 1-2 \$16.50 ea x 2 (\$33.00) Monthly

Readers 3-12 \$13.20 ea x 5 (\$66.00) Monthly

EN-HD4-D30-1 \$22.99 ea x 55 (\$1,264.45) Monthly

- Subscription Service Period will be for a minimum of 36 months.
- Subscription will fluctuate with readers added / or deleted as final count changes
- Tax not included in above monthly pricing

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.

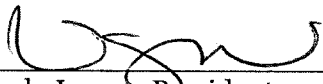
7.04. Consideration by the Board. To consider a complaint, the Board may convene in executive session as permitted by the Texas Open Meetings Act. The Board member implicated by the complaint will have the right to a full and complete hearing, with the right to call witnesses and present evidence. Any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

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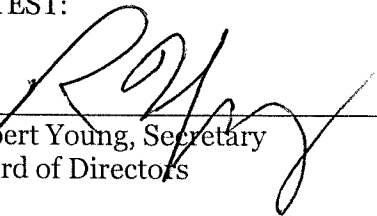
ADOPTED this 27th day of September, 2023.

**BLOCK HOUSE MUNICIPAL UTILITY
DISTRICT**

By: 

Ursula Logan, President
Board of Directors

ATTEST:



Robert Young, Secretary
Board of Directors

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

BOARD OF DIRECTOR DIRECTIVES

(From March 27, 2024 Meeting)

Subcommittees:

1. The Amenities Subcommittee (Parks) is to meet with Trent Rush regarding the schematic design phase contained in the proposal from Hitchcock Design Group for the 2024 Park Bond Projects.

Directors:

1. All Directors are directed to provide feedback relating to schematic design considerations for the 2024 Park Bond Projects as soon as possible.

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
Second Amended and Restated General Management and Park Services Agreement	Crossroads Utility Services, LLC	April 1, 2024	September 30, 2025
Amended and Restated Operations Services Agreement	Crossroads Utility Services, LLC	April 1, 2024	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, 2024	April 30, 2025
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