

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

June 26, 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, June 26, 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/mHOTbPAR-z4?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 May 22, 2024 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
5. Closure of park gates on weeknights and weekends including Agreement with Travis Grider for closure of park gates;	Informational

AMENITIES		
6.	Report from and directives to Premier Recreation Management Services LLC, including:	Informational
	(a) Proposal for maintaining pool chemical levels at Apache and Tumlinson Pools – Estimate #1006;	Decision
7.	Proposal from DigDug Construction, LLC for concrete repairs of Apache Pool entry sidewalk – Estimate 371SH;	Decision
8.	Proposal from Precision Welding for shade covers over pump and double shelf chemical shade storage rack for Tumlinson Pool – Estimate EST0083;	Decision
9.	Tumlinson Pool slides inspection;	Informational
10.	Report from and directives to Priority Landscapes, LLC, including:	Informational
	(a) Proposal for additional firebreak clearing (1 week) – Proposal #3969;	Decision
11.	Volunteer work within the District;	Informational
12.	Report from Amenities Subcommittee;	Informational
13.	Report from Amenities/Security meeting and related action;	Informational
PR/COMMUNICATIONS		
14.	Report from PR/Communications Subcommittee, including:	Informational
	(a) Special events;	Informational
	(b) Newsletter;	Decision
15.	Transparency;	Decision
16.	Resident survey;	Decision
RESTRICTIVE COVENANTS		
17.	Report from and directives to Community Association Management, Inc.;	Informational
18.	Pending or contemplated litigation, including:	Informational
	(a) 2805 Alexander Drive;	Decision
19.	Report from Restrictive Covenants Subcommittee;	Informational
FINANCE/AUDIT		
20.	Report from and directives to Municipal Accounts & Consulting, L.P., including:	Informational
	(a) Payment of bills and invoices;	Decision
	(b) Fund transfers;	Decision
	(c) Investments;	Decision
	(d) Resolution Adopting Amended Budget;	Decision
21.	Fence Project/Columns;	Informational

22.	Report from Finance/Audit Subcommittee;	Informational
SERVICES		
23.	Report from and directives to Gray Engineering, Inc., including:	Informational
	(a) Nebraska Furniture Mart tract;	Informational
24.	Report from and directives to Crossroads Utility Services, LLC, including:	Informational
	(a) System maintenance and repairs;	Informational
	(b) Write-offs;	Decision
	(c) AT&T Fiber installation in the District, including outstanding invoices and estimated water loss due to subcontractors cutting into utility lines;	Decision
	(d) Fluid Meter Service quote for maintenance of Cla-Valve(s);	Decision
	(e) Lead and Copper School and Childcare Facility proposal;	Decision
25.	Sagamore Fence & Deck, LLC proposal for fence removal, disposal, and staining – Estimate #8028 (16707 Spotted Eagle Drive);	Decision
26.	Sagamore Fence & Deck, LLC proposal for fence removal, disposal, and staining – Estimate #8065 (2512 Beverly Lane);	Decision
27.	Report from Texas Disposal Systems, Inc.;	Informational
28.	Storm Water Management Program (SWMP) under TPDES General Permit TXR040000;	Informational
29.	Report from Services Subcommittee and related action;	Informational
GENERAL MANAGER REPORT / ITEMS		
30.	Report from and directives to General Manager, including:	Informational
	(a) Requests for use of facilities, including:	Informational
	(1) Use of Walker House for Mistletoe Market from November 6 through November 9;	Decision
31.	Illegal bonfire in Jumano Park near Block House Creek (Director Young);	Informational
LEGAL		
32.	Report from and directives to Armbrust & Brown, PLLC;	Informational
33.	Amendment No. 1 to Agreement with Leander Independent School District Regarding Use of Apache Pool;	Decision
34.	Utility Easement with Pedernales Electric Cooperative;	Decision
OTHER DISCUSSION / ACTION ITEMS		
35.	Code of Ethics, Travel, and Professional Services Policy;	Informational
36.	Miscellaneous and Board/Subcommittee directives; and	Informational

37. Future Board meetings/agenda items.	Informational
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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.