

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

August 28, 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, August 28, 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/zRBruTZsA30?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 July 24, 2024 meeting;	Decision
BHC OWNERS ASSOCIATION	
3. Report from BHC Owners Association;	Informational
4. Request for dog walk during Lantern Festival on September 21, 2024;	Decision
WILLIAMSON COUNTY SHERIFF’S OFFICE	
5. Report from Williamson County Sheriff’s Office;	Informational
AMENITIES	

6.	Report from and directives to Premier Recreation Management Services LLC;	Informational
7.	Report from and directives to Priority Landscapes, LLC including:	Informational
	(a) Proposal for repair of irrigation main line break at corner of Creek Run Drive/Hutton Lane - Proposal #4203;	Decision
8.	Volunteer work within the District;	Informational
9.	Planting of trees at food forest in the community garden (Director Logan);	Decision
10.	Market day at community garden on October 5th (Director Logan);	Decision
11.	Spooky Night at the Garden and Night Disc Golf events in Jumano Park on October 26 th (Director Logan);	Decision
12.	Discussion regarding change of park hours;	Informational
13.	Report from Amenities Subcommittee;	Informational
PR/COMMUNICATIONS		
14.	Report from PR/Communications Subcommittee, including:	Informational
	(a) Special events;	Informational
	(b) Newsletter;	Decision
15.	Resident survey;	Decision
RESTRICTIVE COVENANTS		
16.	Report from and directives to Community Association Management, Inc.;	Informational
17.	Pending or contemplated litigation, including:	Informational
	(a) 2805 Alexander Drive;	Decision
	(b) 16807 Stockton Drive;	Decision
	(c) 16737 Spotted Eagle Drive;	Decision
	(d) 15006 Snelling Drive;	Decision
18.	Report from Restrictive Covenants Subcommittee;	Informational
FINANCE/AUDIT		
19.	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
20.	Credit card payments for facility rentals;	Decision
21.	Bank account for market days at community garden;	Decision

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
25.	Report from Texas Disposal Systems, Inc.;	Informational
26.	Storm Water Management Program (SWMP) under TPDES General Permit TXR040000;	Informational
	(a) Best management practices relating to installation of a chicken coop;	Decision
27.	Report from Services Subcommittee and related action;	Informational
GENERAL MANAGER REPORT / ITEMS		
28.	Report from and directives to General Manager, including:	Informational
	(a) Requests for use of facilities;	Informational
29.	Neighborhood watch, including:	Informational
	(a) Block Watch Program (Director Logan);	Decision
	(b) National Night Out event on October 1 st (Director Logan);	Decision
30.	Chicken coops in community garden;	Informational
31.	Repair or replacement of ATV Ranger for park use;	Informational
LEGAL		
32.	Report from and directives to Armbrust & Brown, PLLC;	Informational
33.	Amended and Restated Order Establishing Revised Water Conservation and Drought Contingency Plan;	Decision
34.	Review of District insurance coverage limits and deductibles, including rate changes from Texas Municipal League Intergovernmental Risk Pool;	Decision
35.	Report from the District's attorney regarding Cyber Liability and Data Breach Response Coverage updates from the Texas Municipal League Intergovernmental Risk Pool, including approval of updated coverage and execution of Cyber Liability and Data Breach Response Interlocal Agreement;	Decision

36.	Schedule for 2024/2025 budget and 2024 tax rate;	Informational
OTHER DISCUSSION / ACTION ITEMS		
37.	Code of Ethics, Travel, and Professional Services Policy;	Informational
38.	Miscellaneous and Board/Subcommittee directives;	Informational
39.	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