

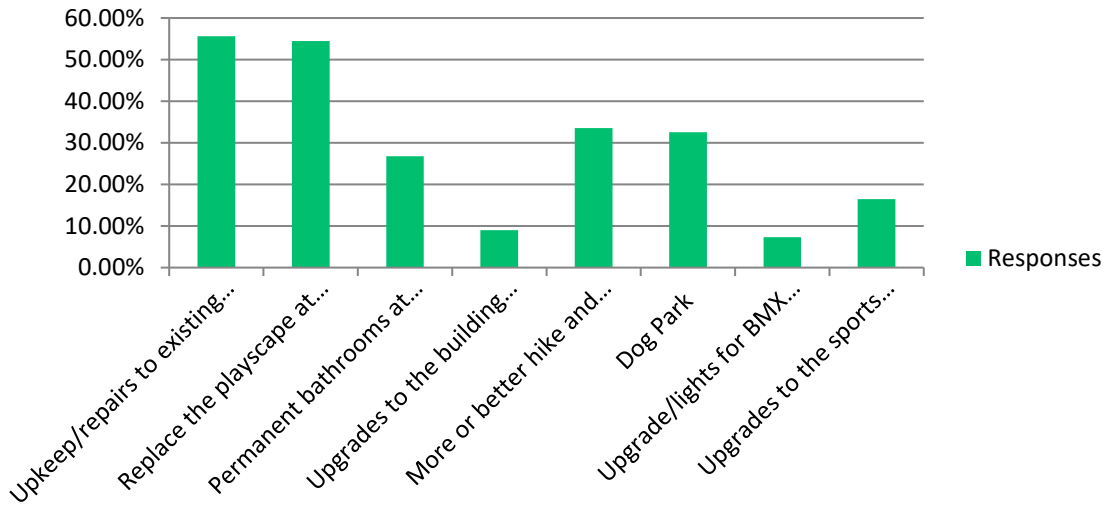
Block House Resident Survey Results

What is your home ownership status?
The MUD would like to understand the
needs and preferences of



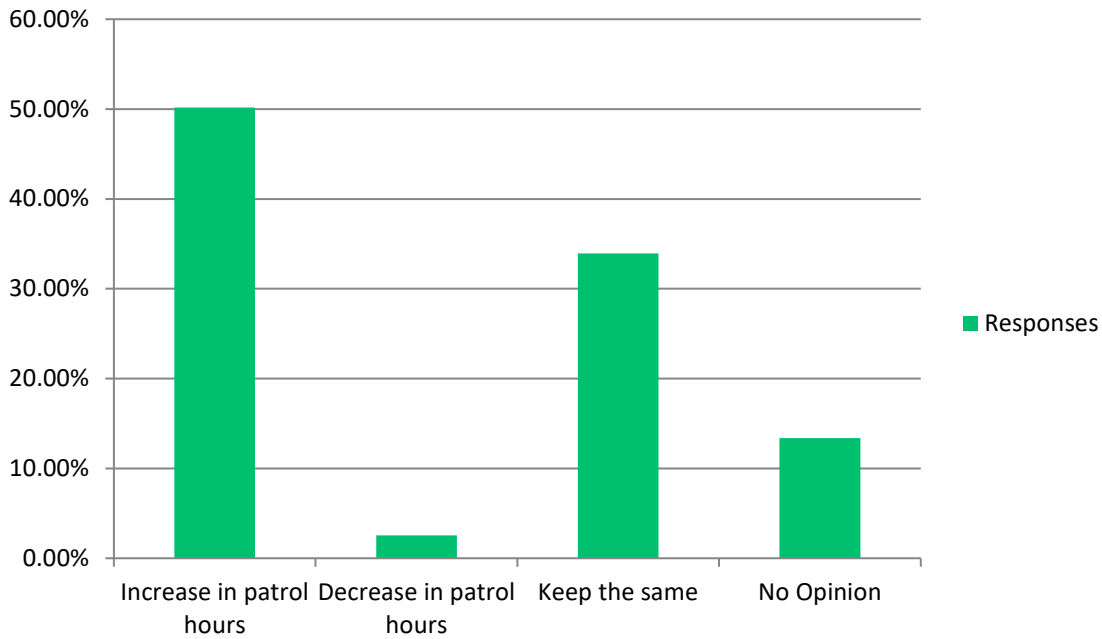
Answer Choices	Responses	
Owner and resident	91.13%	575
Renter	7.77%	49
Owner non-resident	1.11%	7
	Answered	631
	Skipped	0

In 2020 Block House residents voted in favor of a Parks Bond. With the exception of anything pool related (legally, the bond money may not be used on pools or golf courses), how would you like to have the money spent? Please select all that apply:



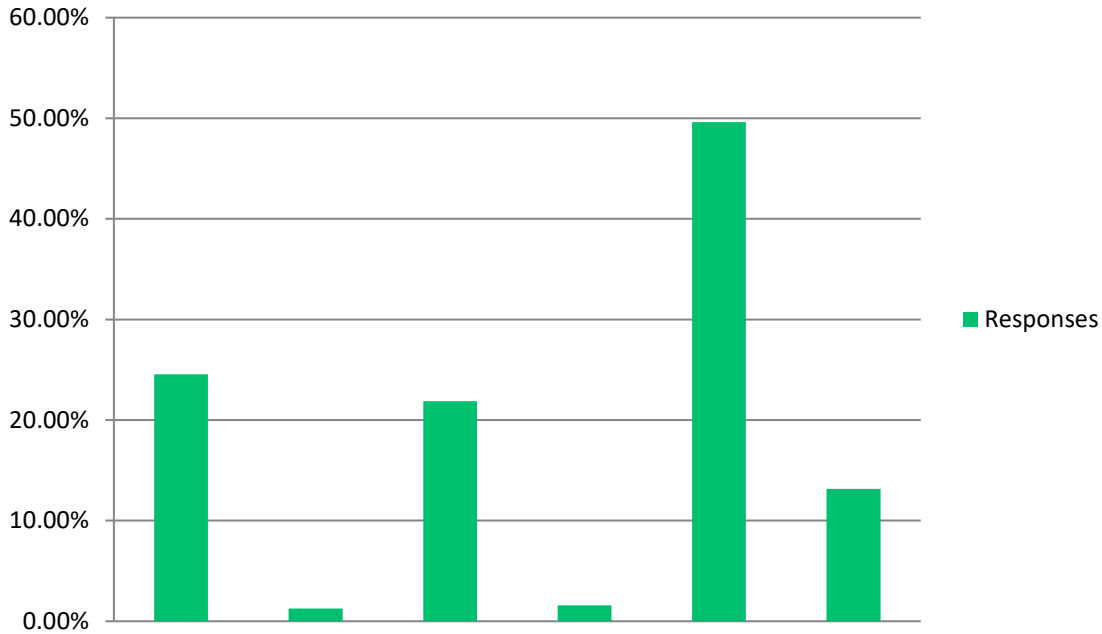
Answer Choices	Responses	
Upkeep/repairs to existing amenities	55.65%	335
Replace the playscape at Tumlinson	54.49%	328
Permanent bathrooms at Tonkawa	26.74%	161
Upgrades to the building at Jumano	8.97%	54
More or better hike and bike trails (not BMX)	33.55%	202
Dog Park	32.56%	196
Upgrade/lights for BMX park	7.31%	44
Upgrades to the sports courts	16.45%	99
Other (please specify)		93
	Answered	602
	Skipped	29

Block House currently contracts with the Williamson County Sheriff's Department for security patrols in addition to services already provided by Williamson County.
 What would you prefer?



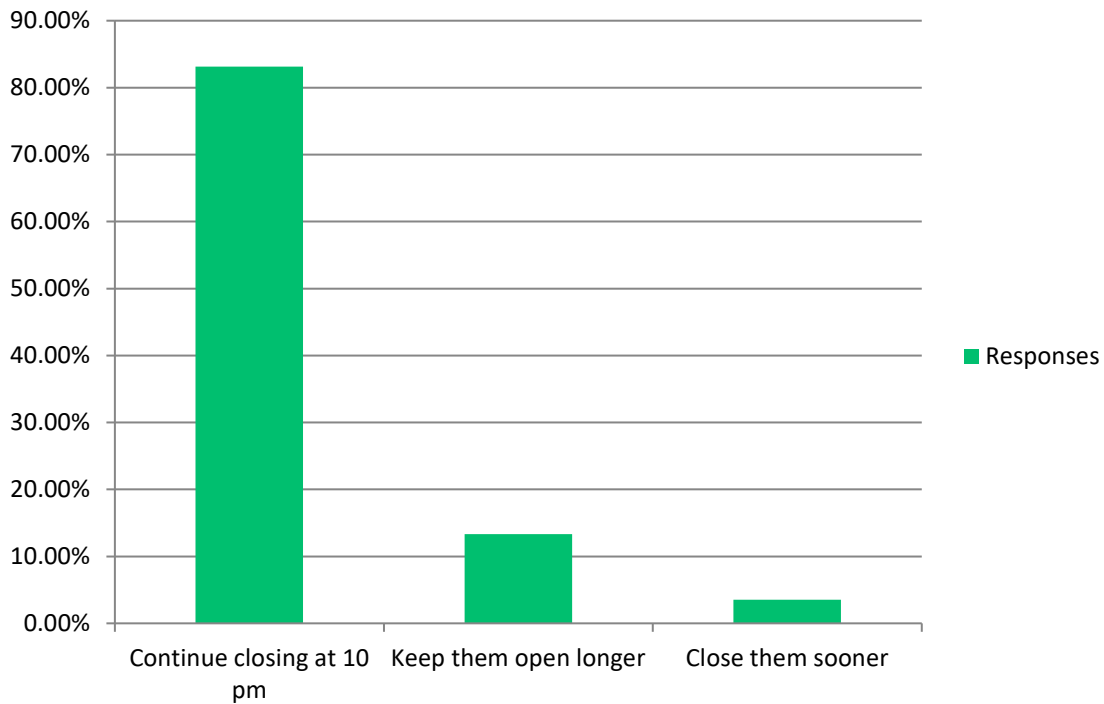
Answer Choices	Responses	
Increase in patrol hours	50.16%	315
Decrease in patrol hours	2.55%	16
Keep the same	33.92%	213
No Opinion	13.38%	84
	Answered	628
	Skipped	3

In addition to our weekly waste pickup, Block House has contracted for two set date bulk item drop-offs at Jumano and three resident scheduled dates per house, bulk item pick-ups. What changes, if any, would you like to this?



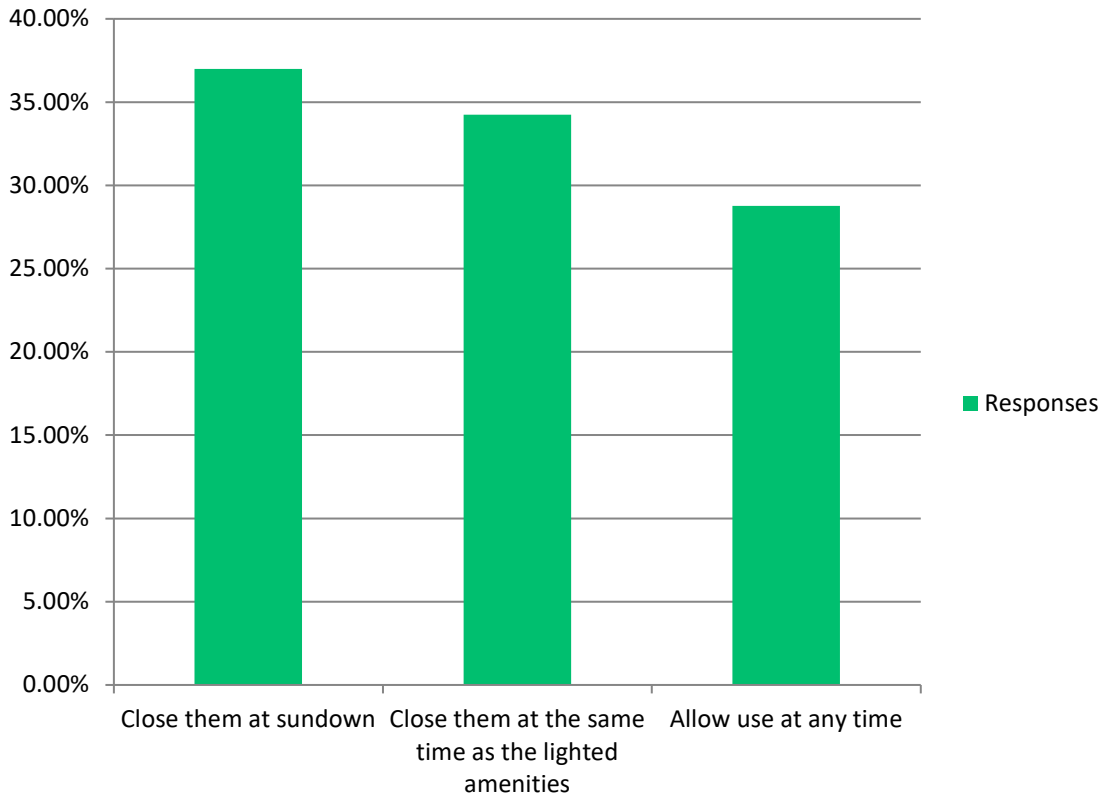
Answer Choices	Responses	Count
More than two bulk drop-offs	24.56%	155
Less than two bulk drop-offs	1.27%	8
More than three scheduled curbside pick-ups	21.87%	138
Less than three scheduled curbside pick-ups	1.58%	10
Keep it the same	49.60%	313
No Opinion	13.15%	83
Answered		631
Skipped		0

Park Hours - Amenities with lighting (such as the sports courts)



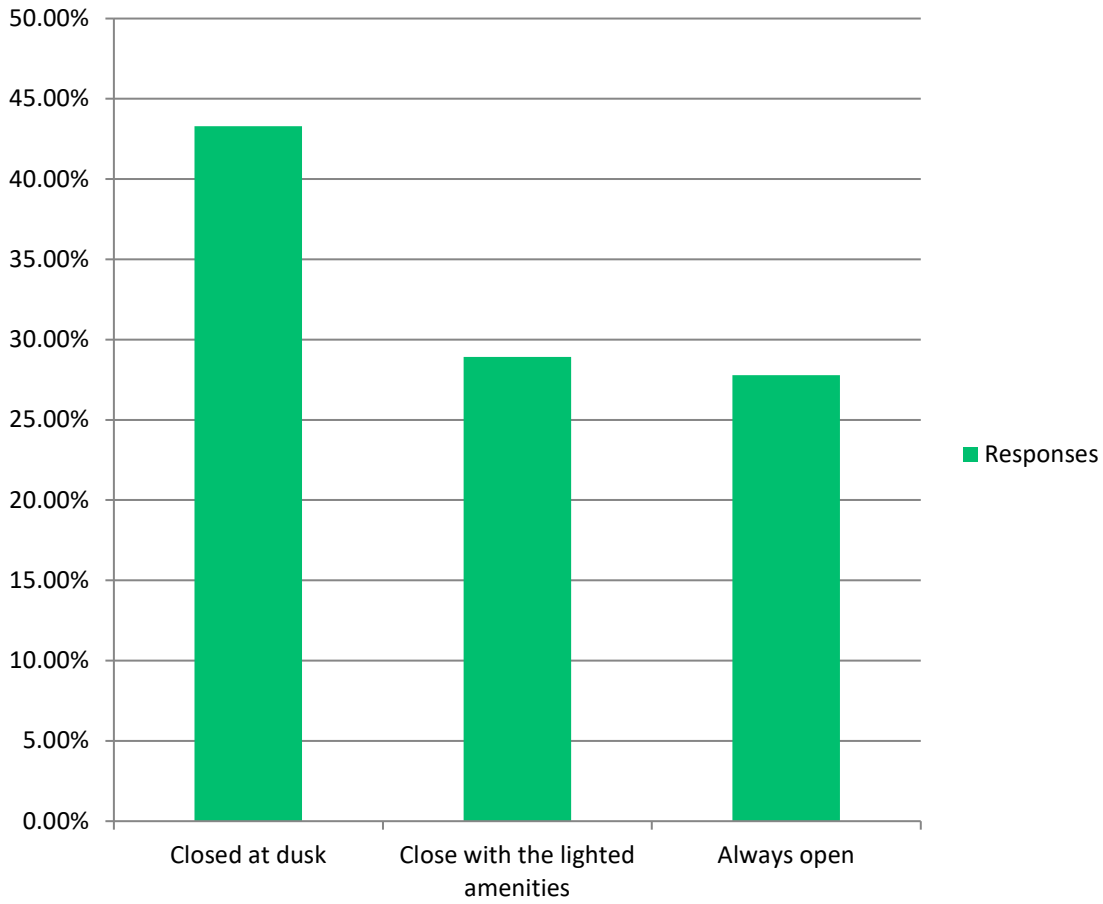
Answer Choices	Responses	
Continue closing at 10 pm	83.12%	517
Keep them open longer	13.34%	83
Close them sooner	3.54%	22
Answered	622	
Skipped	9	

Park Hours - Amenities without lighting (such as Tonkawa jogging loop)



Answer Choices	Responses	Count
Close them at sundown	37.00%	229
Close them at the same time as the lighted amenities	34.25%	212
Allow use at any time	28.76%	178
Answered		619

Park Hours - Greenspace (such as the trails along the creek)



Answer Choices	Responses	Count
Closed at dusk	43.30%	265
Close with the lighted amenities	28.92%	177
Always open	27.78%	170
Answered		612



2600 S Block House Drive
Leander, TX 78641

To: Block House MUD
From: GM Lisa Sandoval
Subject: Restrictive Covenants Meeting
Date: Thursday, August 22, 2024

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

Will update

- Two matters resolved
- Two matters are not - special final notice was sent - have not received a response
 - 16907 Stockton - lawn issue (need photos from CAM for August)
 - 15006 Snelling - Trash Can issue
 - Will - These will be forwarded to the board to continue filing the suit if we hear no word on these two.
- Four matters have been escalated, with notices that have been sent.
- 2805 Alexander is the subject of a suit filed in April. The resident has not responded. We can get a default on it if we want.
- The debris seemed cleaned up, and the lawn was touched up slightly.
- The lawn still does not have the upkeep as needed. I could still get a lawn maintenance violation. (need photos from CAM for August)
- If the debris has been cleared, this petition must be changed to a lawn maintenance violation.

Jack update

- People are responding to letters, and all is going well
- There have been a few that have gone to stage 3
- There were a few with trailers that we have allowed them more time as they have requested, so
- Residents are still contacting CAM and asking for approval from the ACC committee, so there is still an issue with getting the ACC to respond.
 - Will - Jack, we are going to have a more in-depth dive into how to handle the nonresponsive ACC group
- Jack - We use a smart web for violations, but they want to push us to use their HOA software, and the price is very high. Do I talk to you all about this, or where do I go to get help?
- Will - this is probably a contract issue; you will need to meet with Sean and me to examine the costs within the contract.

Lisa

- We received a phone call from a resident looking for support from the MUD on replacing a fence.
- It's a renter with an old fence that is falling, and the neighbor wants his neighbor to assist in half of

the payment to fix the wall. The neighbor is not cooperating.

- We understand that the MUD doesn't have much say, so what is the recommendation on what we can tell residents about this issue?
 - Will—with a fence that is a boundary line, and it's about restoring the wall there, the MUD has no jurisdiction, so you'd have to say, unfortunately, we are not the arbitrator or communicator between residential disputes. We can't spend taxpayer funds on making a neighbor fix a fence for a private matter. We can't spend taxpayer money on improving private property. Our hands are tied; we have no jurisdiction. You would have to contact an attorney and deal with the neighbor.
- If no district facility is involved, the MUD cannot represent a private matter.

Cash Flow Report - Managers Account

Block House MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 08/29/2024				\$40,000.00
Receipts				
	Transfer from Texpool		26,915.60	
Total Receipts				\$26,915.60
Disbursements				
9084	Armbrust & Brown, PLLC	Legal Fees	(23,381.73)	
9085	First Citizens Visa	Credit Card Statement	(3,533.87)	
Total Disbursements				(\$26,915.60)
Balance as of 08/29/2024				\$40,000.00

To: Block House MUD
From: GM Lisa Sandoval
Subject: Finance Subcommittee Meeting
Date: Monday, August 26, 2024

Attendees: Tyler Wilson, Director Logan, Amy Earls, Lisa Sandoval

Tyler Update

Bookkeeping update

- 9042-9083 checks will be approved this Wednesday at the board meeting
- Working on a couple of supplementals
- I paid the Trinity Av check last week. The courier will pick up the check from Walker House today
- two transfers
- three of the same CDs from past months
- the majority of funds are 99.34% - tax collections
- 5-year cash flow updated with amended budget from the July meeting
- The AT&T check that was paid was for an account canceled. Phone lines were switched over to DataVox, but there was still a \$2,000 invoice; Tyler told them that this account needed to be closed, but they paid for the lines still in service.

Tyler

- Credit Card payments at Walker House
- I have not heard anything; Sean must review this topic.
- I will follow up with the company, and Sean must look at it.



2600 S Block House Drive
Leander, TX 78641

To: Block House MUD
From: GM Lisa Sandoval
Subject: TDS Contract Discussion
Date: Friday, August 23, 2024

Attendees: Lisa Sandoval, Amy Earls, Ja-Mar Prince, Director Roberts

Lisa

- We need a breakdown of the bulky pickup's curbside costs and what it looks like in the contract.
- Also, are we paying additional for the bulk trash drop-off at Jumano twice yearly, or is that included in our contract?
- Ja-Mar—The contract includes the bulk trash drop-off at Jumano, as well as labor and equipment costs.
- The base fee in the water bill reflects \$52.66
- We're going to take - \$30.56 out
- -\$10 for park fee
- The water base fee would be \$12.11

- We're trying to decide if the district should be adding the increase.

Ja-Mar

- If a resident has more containers, that bill is directly billed to the resident.
- Director Roberts—What would our base fee be if we discontinued curbside or reduced it to one curbside per resident a year?
- Ja-Mar - I will get those numbers to you.

- Ja-Mar suggests eliminating the Community drop-off and keeping curbside so the residents still have that option throughout the year rather than waiting for the twice-a-year drop-off. Then, you can save costs by removing that one event.

- Ja-Mar - The labor and equipment for the community drop-off are more than the curbside option.

- Lisa, I don't know if we should eliminate the Community drop-off, as those bins fill up each time, we host this event, and not everyone uses curbside.

- Director Roberts - what if we pay for this event and nonresidents are using our bulk drop-off?

- Ja-Mar—No other MUD that he has contracts with uses Bulk drop-off because outsiders and

contractors may use it, and then the community is charged for it, and it wasn't just residents utilizing the drop-off.

- Director Roberts - What cost would come from the \$30 if we remove the bulky curbside pickup?
- We're looking for other options and need answers by Monday.
- Currently, 128 uses curbside; we may need to promote it more.

Get priced-out scenarios from TDS by Monday of the below:

- We need a full breakdown of the \$30.56
- See what it looks like removing the Jumano drop twice a year
- Adding curbside (4 a year)
- Or removing it all together



MEMORANDUM

Date: 08.26.2024
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 organize meetings with various stakeholders regarding the procedures, rules, and regulations for use of any District facilities. (in progress)

PR/Communications:

- 1) Social Media posts for June included 14 posts to all mediums
- 2) Welcome Packets are disseminated weekly to new residents - 33 new residents packets were distributed in August.
- 3) Brivo Tags - removed from system after Crossroads move-out (8)
- 4) Brivo Tags - issued (29)
- 5) September Newsletter has been completed in house and will be sent out on the 18th of August with in the Crossroads Utility Invoice and will be posted to the District website, via email and all social media sites, on August 20th.

Restrictive Covenants:

- 1) CAM - Restrictive Covenants subcommittee will meet Friday, August 22nd at 1:30 pm. Memo will be added to the supplement packet

Financial:

- 1) Finance Subcommittee will have a meeting on the 26th of August at 10 am. Memo will be added to a supplement packet

Pools:

- 1) Premier Recreation memo is in the packet.
- 2) Tarp - Pool Covers for Apache Pool have been installed

Landscaping:

- 1) Priority Landscape report is in the packet.

Amenities:

- 1) Back-to-School event with the OA was a great success.

Operations:

- 1) Crossroads Operational report is in the packet.



Services:

- 1) Services subcommittee did not meet in the month of August

Reservations:

- 1) None

Solid Waste Services:

- 1) TDS report included in the packet.

Water/Environmental/MS4 Items:

- 1) Engineer to update on any NFM items.

Parks:

- 1) Parks Polaris engine blew - needs replacing at \$5,400
- 2) Apache Pool tarp disposal
- 3) Bike gate greased
- 4) Illegal dumping at Jumano Park - debris removed