

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

September 25, 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, September 25, 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/IStDhRZXXx4s?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 August 28, 2024 meeting;	Decision
3. Proposal from McCall Gibson Swedlund Barfoot PLLC for audit services for fiscal year ending September 30, 2024;	Decision
BHC OWNERS ASSOCIATION	
4. Report from BHC Owners Association;	Informational
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;	Informational
8.	Overnight parking at District Parks;	Informational
9.	Blue Ribbon Cooling, Heating, Plumbing, & Electric Estimate No. 64936423 for repair of Jumano Community Center HVAC system;	Decision
10.	Report from Amenities Subcommittee;	Informational
PR/COMMUNICATIONS		
11.	Report from PR/Communications Subcommittee, including:	Informational
	(a) Special events;	Informational
	(b) Newsletter;	Decision
	(c) Youtube #tags for recorded meetings;	Informational
RESTRICTIVE COVENANTS		
12.	Report from and directives to Community Association Management, Inc., including:	Informational
	(a) Use of Smartwebs software;	Decision
13.	Pending or contemplated litigation, including:	Informational
	(a) 15006 Snelling 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.	Credit card payments for facility rentals;	Decision
17.	Bank account for market days at community garden;	Decision
18.	Report from Finance/Audit Subcommittee;	Informational
SERVICES		
19.	Report from and directives to Gray Engineering, Inc., including:	Informational
	(a) Nebraska Furniture Mart tract;	Informational
20.	Report from and directives to Crossroads Utility Services, LLC,	Informational

including:	
(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
21. Report from Texas Disposal Systems, Inc.;	Informational
22. Storm Water Management Program (SWMP) under TPDES General Permit TXR040000;	Informational
23. Report from Services Subcommittee and related action;	Informational
GENERAL MANAGER REPORT / ITEMS	
24. Report from and directives to General Manager;	Informational
25. Neighborhood watch, including:	Informational
(a) National Night Out event on October 1 st ;	Decision
LEGAL	
26. Report from and directives to Armbrust & Brown, PLLC;	Informational
27. Utility Easement with Pedernales Electric Cooperative;	Decision
28. Renewal of Pool Services Agreement with Premier Recreation Management Services, LLC;	Decision
OTHER DISCUSSION / ACTION ITEMS	
29. Code of Ethics, Travel, and Professional Services Policy;	Informational
30. Miscellaneous and Board/Subcommittee directives;	Informational
31. 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