

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT  
MINUTES OF BOARD OF DIRECTORS' SPECIAL MEETING**

July 29, 2020

THE STATE OF TEXAS                   §  
  §  
COUNTY OF WILLIAMSON           §

A special meeting of the Board of Directors of Block House Municipal Utility District was held via video conference on July 29, 2020, at <https://zoom.us/j/99215235932?pwd=cStmaUNvelVPekpJTDBqYVJHd1lrQTo9>, Zoom Meeting 992 1523 5932 and passcode 118920. The meeting was open to the public and notice was given pursuant to the Texas Open Meetings Act, as modified by Governor Greg Abbott, and the related guidance from the Office of the Attorney General of the State of Texas. A copy of the Certificate of Posting of the Notice is attached as **Exhibit "A"**. An electronic agenda packet for the meeting was provided on-line via the link included in the meeting notice and the meeting was recorded and made available at the same link after the meeting.

All of the Directors were present, as follows:

Cecilia A. Roberts	-	President
Steve Bennett	-	Vice President
Rayan Horak	-	Secretary
Byron Koenig	-	Treasurer

Director Logan joined the meeting later. Also present at the meeting were Jacquelyn Smith and Andrew Hunt of Crossroads Utility Services, LLC ("Crossroads"); Robert Young, John Esposito, Melissa Alexander, Jeff Clifford, Brad Stephen, John Esposito, Justin Crow, Neil Mukhamed, Amanda Milani, Joel Noreto, Alicia Esposito, Amber Wood, and Ron Thurston, residents of the District; and Sean Abbott of Armbrust & Brown, PLLC ("A&B").

Director Roberts called the meeting to order at 6:00 p.m. and welcomed those present. She confirmed that the meeting was being conducted via Zoom and was being recorded. She requested that each speaker identify themselves when speaking and requested that anyone participating in the meeting mute their computer or phone when they were not speaking. Director Roberts then stated that the Board would receive citizens' communications. There being none, Director Roberts then stated that the Board would next consider approving the Amendment No. 1 to Pool Services Agreement with Lifeguard 4 Hire, L.L.C. (the "Amendment") attached as **Exhibit "B"**.

Director Logan joined the meeting at 6:05 p.m.

After discussion, upon motion by Director Bennett and second by Director Koenig, the Board voted unanimously to approve the Amendment.

Director Roberts then stated that the Board would start the Town Hall meeting on disc golf. She stated that no decisions would be made relating to disc golf in the District at tonight's meeting, but noted that the Board welcomed feedback from residents of the District relating to disc golf. Director Roberts noted that the District had engaged HouckDesigns to conduct a review of the District's existing disc golf course. She briefly reviewed the report from HouckDesigns, attached as **Exhibit "C"**, and stated that safety concerns had been noted on

almost each hole of the course. Director Roberts then recognized Director Bennett to review sites in the District that could be used for disc golf. Director Bennett stated that a thorough review of available land in the District had been evaluated for disc golf purposes. He stated the importance of not interfering with existing park uses when planning for a new disc golf course. Mr. Bennett reviewed the proposed locations for a disc golf course attached as **Exhibit “D”**. After a question from Director Logan, Director Bennett stated that he had thoroughly reviewed all of Jumano Park for disc golf purposes. Director Logan then suggested that it may be beneficial for the District to form a subcommittee that includes District residents who are active disc golfers to provide expertise and suggestions relating to the location of a new course.

Mr. Young stated that he liked the ideas presented relating to the development of a disc golf course in Jumano Park. He also noted that the development of a course in Jumano Park may be costly, particularly relating to clearing of trees, and noted that volunteers from the neighborhood may be able to assist. Mr. Young stated that baskets should not be located within 100 feet of a fence as that would present a safety hazard. Mr. Young supported the creation of a micro-course in the District. He noted that the existing course in the District was great for kids and families. Mr. Young proposed developing a micro-course in Comanche Park with four total baskets and shorter holes. He suggested trying to bring a micro-course online as soon as possible that is in compliance with all safety considerations noted by HouckDesigns.

Mr. Esposito stated that he is in favor of the micro-course and noted that it was a good way for a family to interact together outdoors. He then stated that he would have safety concerns about a course that was designed in the woods, such as what had been proposed at Jumano Park. Mr. Esposito reiterated that the existing disc golf course was a good experience for families. He then expressed support for re-opening the four holes in Comanche Park.

Ms. Alexander stated that that disc golf was important to the Block House neighborhood as it is great for families and for exercise. She then expressed support for both the proposed Jumano Park course and the micro-course.

Mr. Clifford stated that he supported a micro-course. He then stated that his home sat on property close to the location where the Jumano course was proposed. Mr. Clifford emphasized that the land in Jumano Park was rugged and may be difficult to develop as a disc golf course.

Mr. Stephen stated that he enjoyed playing disc golf at Comanche Park. He then stated that building a course in Jumano Park would be a better solution for more technical players and noted that the isolation would be good for a disc golf course. He also noted that the micro-course in Comanche Park would be a great start.

Mr. Espisito then asked the Board Members how they voted individually on the closure of the existing disc golf course. Director Roberts then recounted the votes relating to the closure of the disc golf course and noted that the closure was undertaken based on safety considerations. Director Koenig stated that he believed that all of the members of the Board were in favor of finding disc golf solutions for the entire Block House community. Mr. Espisito then noted that the internal trails at Comanche Park could be dedicated exclusively for the use of the disc golf course.

Mr. Crow stated that he thought the closure of the course was haphazard and happened too quickly. He also stated that, from a design perspective, Jumano Park may not be optimal for a new disc golf course.

Mr. Mukhamed stated that he was concerned about the new proposed location and expressed concern about the environmental considerations relating to the construction of a course at Jumano Park. He summarized by stating that the Jumano Park proposal might not be good for a disc golf course.

Mr. Noreto stated that the disc golf community in Block House had been cooperative and understanding throughout the closing of the existing disc golf course. He disagreed with the Board's approach to the closing of the existing disc golf course and suggested that the trails through the existing course should have been closed instead of the disc golf course. Mr. Noredo then stated that Jumano Park would be the optimal location because of the existing open space and noted that such a course would be fun and challenging. He expressed an interest in attempting to implement a solution as soon as possible.

Ms. Milani asked the Board whether the proposed Jumano Park location had been vetted by HouckDesigns. Director Roberts stated that Jumano Park had not yet been evaluated by HouckDesigns.

Ms. Alexander stated that she would like to participate in a committee to provide advice to the Board from a disc golfer perspective.

Mr. Thurston stated that he was opposed to a disc golf course in Jumano Park. He noted that he had purchased a house that backed up to the greenbelt for additional privacy and expressed concern that his property value may go down if a disc golf course was constructed in Jumano Park. He then asked why the existing course had been closed. Director Roberts then referred to the report from HouckDesigns and recounted the rationale for the course closure. She then noted that the Board was attempting to solicit as many options as possible to replace the course.

Ms. Esposito asked why the internal trails at Comanche weren't closed as opposed to the disc golf course. She stated that she had seen many other safety violations in Comanche and Tumlinson Park that did not involve disc golf.

Mr. Crow then asked if it was an option to keep the existing course. Director Roberts stated that no action would be taken tonight.

Director Horak stated that she appreciated all of the ideas that had been offered by the disc golf community in the meeting.

Ms. Wood suggested that the trails along the perimeter of Comanche and Tumlinson Parks could be utilized for pedestrian use and that all interior trails could be utilized to serve the existing disc golf course.

Mr. Crow stated that he was surprised that action was taken to close down the disc golf course before having a town hall meeting.

Director Logan stated that while decisions would not be made during the meeting, all options were still on the table relating to options for disc golf in Block House.

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

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[SIGNATURE PAGE TO JULY 29, 2020 MINUTES]

(SEAL)

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Rayan Horak, Secretary  
Board of Directors

Date: \_\_\_\_\_