

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT**

**April 28, 2021**

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, April 28, 2021.**

**THIS MEETING WILL BE HELD VIA VIDEO CONFERENCE CALL PURSUANT TO SECTION 551.127, TEXAS GOVERNMENT CODE, AS MODIFIED TEMPORARILY BY GOVERNOR GREG ABBOTT, AND THE RELATED GUIDANCE FROM THE OFFICE OF THE TEXAS ATTORNEY GENERAL, IN CONNECTION WITH THE GOVERNOR’S COVID-19 DISASTER PROCLAMATION.**

**MEMBERS OF THE PUBLIC ARE ENTITLED TO PARTICIPATE IN AND TO ADDRESS THE BOARD OF DIRECTORS DURING THE MEETING. THE VIDEO CONFERENCE MEETING WILL BE HOSTED THROUGH ZOOM VIDEO COMMUNICATIONS, INC. (“ZOOM”). THE LINK TO THE ZOOM MEETING IS:**

<https://abaustin.zoom.us/j/83409758033?pwd=MULhaitiZTNNWGIVQXJGTzhqcjRxQT09>

**THE ZOOM MEETING ID IS 834 0975 8033 AND THE PASSCODE IS BHmud21! PARTICIPANTS MAY ALSO JOIN THE MEETING BY DIALING 346-248-7799. PLEASE FOLLOW THE INSTRUCTIONS PROVIDED BY THE SYSTEM TO ACCESS THE MEETING. MEETING INFORMATION IS ALSO ATTACHED AT THE END OF THIS AGENDA.**

**AN ELECTRONIC AGENDA PACKET FOR THE MEETING IS AVAILABLE AT THE FOLLOWING LINK:**

<https://abaustin.sharefile.com/share/view/sd538f44a2d14aa28/fo095c57-73f7-4955-ba1c-c1ea257bde61>

**THIS MEETING WILL BE RECORDED AND, FOLLOWING THE MEETING, THE RECORDING WILL BE MADE AVAILABLE AT THE SAME LINK SPECIFIED ABOVE.**

**ANYONE SPEAKING DURING THE MEETING SHOULD IDENTIFY THEMSELVES CLEARLY PRIOR TO SPEAKING.**

The following matters may be considered and acted upon at the meeting:

*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>
<b>GENERAL</b>	
1. Citizens’ communications;	Informational

2.	Report from BHC Owners Association;	Informational
3.	Overview of development of Knight Tracts;	Informational
<b>CONSENT ITEMS</b>		
<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>		
4.	Minutes of March 24, 2021 regular meeting and April 7, 2021 special meeting;	Decision
<b>CORONAVIRUS PROTOCOLS</b>		
5.	Emergency coronavirus preparedness and protocols, including:	Informational
	(a) Authorizing General Manager to take further action in response to evolving conditions;	Decision
<b>SECURITY</b>		
6.	Monthly report from Williamson County Sheriff's Office;	Informational
<b>RESTRICTIVE COVENANT ENFORCEMENT</b>		
7.	Restrictive covenant enforcement, including:	Informational
	(a) Report from Restrictive Covenant Subcommittee;	Informational
	(b) Report from and directives to Community Association Management, Inc.;	Informational
	(c) Pending or contemplated litigation;	Informational
<b>FINANCIAL</b>		
8.	Bookkeeping matters, including:	Informational
	(a) Report from Financial Subcommittee;	Informational
	(b) Report from and directives to Municipal Accounts & Consulting, L.P.;	Informational
	(c) Payment of bills and invoices;	Decision
	(d) Fund transfers;	Decision
	(e) Investments;	Decision
<b>POOLS</b>		
9.	Pool operations, maintenance, repairs and management, including:	Informational
	(a) Report from Pools Subcommittee;	Informational
	(b) Report from and directives to Lifeguard 4 Hire, L.L.C.;	Informational
	(c) Items to be addressed in connection with pool permit compliance;	Decision
<b>LANDSCAPING</b>		
10.	Landscape maintenance, including:	Informational

(a)	Report from Parks Subcommittee;	Informational
(b)	Report from and directives to Priority Landscapes, LLC;	Informational
(c)	Proposal for cleanup of dry creek area in Jumano Park behind homes on Cabernet Way (Proposal #235);	Decision
(d)	Proposal for cleanup of Spumanti Lane greenbelt and fence line (Proposal #236);	Decision
(e)	Proposal for cleanup of dumping behind home at 1401 Faustino Cove (Proposal #237);	Decision
(f)	Proposal for spread of mulch from storm-damaged trees (Proposal #238);	Decision
(g)	Proposal for trimming limbs and growth from fence line of homes backed up to creek on Cabernet Way (Proposal #240);	Decision
(h)	Proposal for replacement of storm-damaged plants (Proposal #241);	Decision
<b>WATER AND WASTEWATER OPERATIONS, UTILITIES and MAINTENANCE</b>		
11.	District operations, including:	Informational
(a)	Report from and directives to Crossroads Utility Services, LLC;	Informational
(b)	System maintenance and repairs;	Informational
(c)	Write-offs;	Decision
(d)	Proposal from Crossroads Utility Services, LLC for storm sewers restoration;	Decision
(e)	Proposal from Crossroads Utility Services, LLC for survey of remaining inlets and outfalls;	Decision
<b>GENERAL MANAGEMENT, ENGINEERING, PARKS, FACILITIES and MAINTENANCE</b>		
12.	General management, including:	Informational
(a)	Report from and directives to General Manager;	Informational
(b)	Requests for use of facilities;	Informational
(c)	Website update;	Informational
(d)	Guidelines for use of District logo;	Decision
(e)	Renewal of Jan-Pro Service Agreement, Pricing Agreement, and Addendum Attachments (current agreement expires April 30, 2021);	Decision
(f)	Update on storm-related repairs;	Informational
(g)	“Around the Block” newsletter timeline;	Informational
(h)	Phone Tree verbiage;	Informational
(i)	Replacement of two backstops in Tonkawa Park;	Decision

	(j) Status of District master keys (Director Logan);	Informational
13.	Engineering matters, including report from and directives to Gray Engineering, Inc.;	Informational
14.	Property maintenance, repairs and replacements, including:	Informational
	(a) Report from Maintenance and Engineering Subcommittee on current projects;	Informational
	(b) Storage facility for all-terrain vehicle (Director Bennett);	Decision
	(c) Proposal from Streamline Commercial Painting for power washing, clean up and painting of various park equipment and back porch deck at Walker House;	Decision
	(d) Proposal from Fazzone Construction for repairs at Apache Pool storage building and Tumlinson Pool pump room;	Decision
15.	Cedar Park Fire Department "Calls for service" log;	Informational
16.	Report from Texas Disposal Systems, Inc.;	Informational
17.	Report from Water/Environmental Subcommittee;	Informational
18.	Storm Water Management Program (SWMP) under TPDES General Permit TXR040000, including:	Informational
	(a) Use of volunteer groups for access trail and creek clearing projects;	Decision
19.	District parks and facilities, including:	Informational
	(a) Disc golf, including:	Informational
	(1) Report from Disc Golf Subcommittee;	Informational
	(2) Proposal from HouckDesign;	Decision
	(3) Status of temporary disc golf prohibition;	Decision
	(b) Eagle Scout project (Director Logan);	Decision
<b>COMMUNICATIONS / MEDIA</b>		
20.	Newsletter, water bill inserts, website and District-wide calendar, including:	Informational
	(a) Report from Communications Subcommittee;	Informational
<b>LEGAL</b>		
21.	Report from and directives to Armbrust & Brown, PLLC;	Informational
22.	Request for temporary waiver of use restrictions contained in Declaration of Covenants, Conditions, and Restrictions for Block House Commercial Areas;	Decision
<b>OTHER DISCUSSION / ACTION ITEMS</b>		
23.	Code of Ethics, Travel and Professional Services Policy;	Informational
24.	Miscellaneous and Board/Subcommittee directives;	Informational
25.	Review of Meeting Notes;	Informational

26. 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 (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)



*Sam Brown*

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Attorney for the District

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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.

Sean Abbott is inviting you to a scheduled Zoom meeting.

Topic: Block House MUD April 28, 2021

Time: Apr 28, 2021 06:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://abaustin.zoom.us/j/83409758033?pwd=MUIhaitiZTNNWGIVQXJGTzhqcjRxQT09>

Meeting ID: 834 0975 8033

Passcode: BHmud21!

One tap mobile

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