

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

April 7, 2021

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 April 7, 2021 at <https://abaustin.zoom.us/j/82922524420?pwd=SGI4S2hKMVpRSHZINIF4YTnN0TF6UT09>, Zoom Meeting **829 2252 4420** and passcode **BHmud21!**. 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:

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|--------------------|---|---------------------|
| Cecilia A. Roberts | - | President |
| Steve Bennett | - | Vice President |
| Byron Koenig | - | Secretary |
| Stuart McMullen | - | Assistant Secretary |
| Ursula Logan | - | Treasurer |

Also present at the meeting were Taylor Kolmodin of Municipal Accounts & Consulting, L.P. ("MAC"); Andrew Hunt and Jacquelyn Smith, of Crossroads Utility Services, LLC ("Crossroads"); Yuridia Catelar, Michelle McCauley, Justin Crow, Joel Moreno, Rachel Unclebach, Robert Young, Karen Limb, and Ashley Thomas, 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. Director Roberts then stated that the Board would first receive citizens' communications and requested that each speaker identify themselves when speaking and that anyone participating in the call mute their devices when they were not speaking.

Ms. Catelar addressed the Board and stated that she had attended all of the Board meetings since the disc golf course had been closed and noted that the Board had agreed to bring back disc golf if feasible. She added that bringing disc golf back to the District would be beneficial for the neighborhood and that she was in favor of bringing disc golf back.

Ms. McCauley thanked the Board for having a special meeting to consider disc golf issues. She stated that she supported bringing disc golf back to the District and noted that the Board had agreed to bring disc golf back if feasible. She concluded by stating that the disc golf community in the District had waited patiently for disc golf to come back to the neighborhood.

Mr. Moreno thanked the Board for the opportunity to discuss disc golf issues and for the Board's attention to the matter. He stated that the community had gone a long time without disc

golf and that he desired resolution. He added that a disc golf course would be a great amenity for the community. Mr. Moreno then complimented the work of John Houck and thanked the Board again for their attention to the issue.

Mr. Young expressed concern over the cost of hiring HouckDesign to design a course in the District. He stated that he believed it would be beneficial to put up temporary baskets in the District to gather information relating to safety issues. He concluded by reiterating a desire to have a trial period with temporary baskets.

Mr. Crow stated that he agreed with much of what had been said by the previous speakers, particularly that a great opportunity existed for the Board to undertake a very redeeming disc golf project. He stated that HouckDesign had presented some great options. He confirmed that he had been working with the disc golf subcommittee to provide advice and subject matter expertise on disc golf considerations.

Ms. Unclebach stated that she supported disc golf in the District and that she would like to see the District build a mirco course, at the very least. She thanked the Board for working through the issues relating to disc golf.

Ms. Thomas stated that she was excited to see resolution come to the disc golf issues and that disc golf would likely be coming back to the District. She noted that part of the consideration for why her family had moved into the District was the disc golf amenities. She stated that she appreciated the Board putting family and community first.

Ms. Limb stated that her property backs up to Jumano Park near the Community Gardens site. She stated that she purchased her home because of the proximity to the Park. She then opined that the disc golf course would be intruding on the amenities that she enjoyed and that she was against disc golf as proposed in the Community Gardens portion of Jumano Park.

Director Roberts stated that the Board would next consider approving the minutes of the February 24, 2021 meeting. Mr. Abbott confirmed that the minutes had been updated in accordance with comments from Directors Logan and McMullen at the regular meeting of the Board in March. Upon motion by Director Bennett and second by Director McMullen, the Board voted unanimously to approve the minutes.

Director Roberts then stated that the Board would discuss disc golf, including the report from HouckDesign, attached as **Exhibit "B"**, and the disc golf subcommittee report, attached as **Exhibit "C"**. Director Roberts then recognized Director Bennett to lead the discussion on disc golf. Director Logan then complimented Director Bennett on the materials that had been prepared for the Board. Director Bennett reviewed the disc golf subcommittee report and asked the Board whether the Directors were in favor of continuing with disc golf as an amenity in the District. Director Roberts noted that it was important for the Board to exercise due diligence when considering sites for disc golf to ensure safety for all residents. Director Koenig confirmed that he wanted the District to have a disc golf amenity and that many people had worked very hard to provide quality options to the Board. Director Bennett then stated that the Board should discuss the level of play that the disc golf course should accommodate. He reviewed the HouckDesign report and noted the advantages and disadvantages of the locations evaluated. He noted that the Jumano Park "Community Gardens" location provided lots of options and flexibility. Director Logan stated that she had evaluated all three locations and that she favored the Community Gardens location. She stressed the importance of soliciting feedback from residents on any location that the Board considered. Director Roberts confirmed that the proposed Community Gardens location was distinguishable from the temporary course that was

located in a different portion of Jumano Park. She stated that she was in favor of the Community Gardens location and was opposed to relocating disc golf in Comanche Park. Director McMullen stated that he was in favor of the Community Gardens site and suggested a buffer be placed between a disc golf course and impacted residents. Director Koenig stated that Comanche Park was not a good location for disc golf and that Tonkawa Park was too plain and open. He then stated that he was in favor of the Community Gardens location and that a disc golf course would not affect existing uses. Mr. Crow then stated that there were a lot of historical issues with Comanche Park and that a micro course would be difficult in Comanche Park. He further stated that a 9-hole recreational course in the Community Gardens location was a great option. He noted that the trees would be perfect for a disc golf course and that it would be a safe course. Mr. Crow added that he thought the course would be family-friendly and that he would be happy to work with the subcommittee going forward.

After discussion, Director Bennett stated that the Board was in favor of the Community Gardens location in Jumano Park. He confirmed that he had corresponded with Priority Landscapes and that initial estimates suggested that landscaping costs relating to the development of a disc golf course in the Community Gardens area would be very reasonable. After discussion, upon motion by Director Bennett and second by Director Logan, the Board voted unanimously to move forward with consideration of a disc golf course at the Community Gardens location in Jumano Park, as defined in the disc golf subcommittee report. Director Bennett then stated that a small parking lot could be established at the entrance of Jumano Park to accommodate those who would play the course. Director Bennett then emphasized the need to solicit public input before ultimately moving forward with the construction of a disc golf course. The Board then directed Mr. Abbott to work with HouckDesign, the disc golf subcommittee, and Justin Crow to conduct additional due diligence on the Community Gardens site and to obtain a request for proposal from HouckDesign for the Board to consider relating to the design and construction of a disc golf course at the Community Gardens site.

Director Roberts then stated that the Board would consider personnel matters and would conduct an evaluation of the general manager. At 6:53 p.m., she announced that the Board would convene in executive session to conduct the evaluation, as authorized by Section 551.074 of the Texas Government Code.

At 8:53 p.m., the Board reconvened in open session, and Director Roberts stated that no action had been taken in executive session.

Director Roberts then directed Mr. Abbott to review and confirm the meeting notes attached as **Exhibit "D"**.

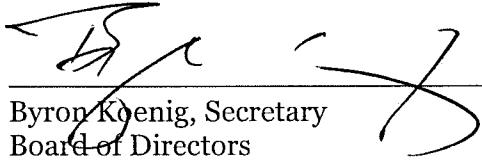
Director Roberts stated that the Board would next discuss the Board's future meeting schedule and agenda items. Mr. Abbott then confirmed that the next regular meeting of the Board of Directors would occur on April 28, 2021.

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

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[SIGNATURE PAGE TO April 7, 2021 MINUTES]


Byron Koenig, Secretary
Board of Directors

Date: 4-28-21