

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

September 22, 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, September 22, 2021**, 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. Comments from the floor will not be accepted during the business portion 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.

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
2. Report from BHC Owners Association, including;	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>	
3. Minutes of August 11, 2021 special meeting, August 18, 2021 special meeting, and August 25, 2021 regular meeting;	Decision
4. Proposal from McCall Gibson Swedlund Barfoot PLLC for audit services for fiscal year ending September 30, 2021;	Decision
SECURITY	
5. Monthly report from Williamson County Sheriff's Office;	Informational
RESTRICTIVE COVENANT ENFORCEMENT	

6.	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
FINANCIAL		
7.	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
	(f) Resolution Adopting Amended and Restated Credit Card Use Policy;	Decision
POOLS		
8.	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
LANDSCAPING		
9.	Landscape maintenance, including:	Informational
	(a) Report from Parks Subcommittee;	Informational
	(b) Report from and directives to Priority Landscapes, LLC;	Informational
WATER AND WASTEWATER OPERATIONS, UTILITIES and MAINTENANCE		
10.	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 sample stations at 17516 Port Hood Drive and 16401 Susan Lane (Quotation #4);	Decision
GENERAL MANAGEMENT, ENGINEERING, PARKS, FACILITIES and MAINTENANCE		
11.	General management, including:	Informational
	(a) Emergency coronavirus preparedness and protocols, including:	Decision

(1)	Authorizing General Manager to take further action in response to evolving conditions;	Decision
(b)	Report from and directives to General Manager;	Informational
(c)	Requests for use of facilities;	Informational
(d)	Approve mobile cell phone service provider and purchase of phones for Directors for District use only;	Decision
12.	Engineering matters, including report from and directives to Gray Engineering, Inc.;	Informational
13.	Property maintenance, repairs and replacements, including:	Informational
(a)	Report from Maintenance and Engineering Subcommittee on current projects;	Informational
14.	Cedar Park Fire Department "Calls for service" log;	Informational
15.	Report from Texas Disposal Systems, Inc.;	Informational
16.	Report from Water/Environmental Subcommittee;	Informational
17.	Storm Water Management Program (SWMP) under TPDES General Permit TXR040000;	Informational
18.	District parks and facilities, including:	Informational
(a)	Disc golf, including:	Informational
(1)	Report from Disc Golf Subcommittee;	Informational
COMMUNICATIONS / MEDIA		
19.	Newsletter, water bill inserts, website and District-wide calendar, including:	Informational
(a)	Report from Communications Subcommittee;	Informational
LEGAL		
20.	Report from and directives to Armbrust & Brown, PLLC;	Informational
21.	Review of Letter Agreement with BHC Owners Association;	Decision
22.	General Management Services Agreement (expires September 30, 2021);	Decision
23.	Operations Services Agreement (expires September 30, 2021);	Decision
24.	Pool Services Agreement (expires September 30, 2021);	Decision
25.	Order Establishing Rules and Regulations Governing Recreational Facilities and Related Fees and Charges (to add disc golf rules);	Decision
26.	Senate Bill 3 – Disaster preparedness, prevention, and response to weather emergencies and power outages, including authorizing the District's Operator and Engineer to undertake, identify, and complete all notice requirements for critical load facilities, emergency contact information, and any other matters in connection with compliance with the November 1, 2021 deadlines of Senate Bill 3;	Decision

27.	Telephonic or video streaming of District Board meetings (Director Logan);	Decision
OTHER DISCUSSION / ACTION ITEMS		
28.	Consultant evaluation – General Manager;	Decision
29.	Code of Ethics, Travel and Professional Services Policy;	Informational
30.	Miscellaneous and Board/Subcommittee directives;	Informational
31.	Review of Meeting Notes;	Informational
32.	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 (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

Attorney for the District

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.