

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

October 27, 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, October 27, 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;	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 September 8, 2021 special meeting and September 22, 2021 regular meeting;	Decision
SECURITY	
4. Monthly report from Williamson County Sheriff's Office;	Informational
RESTRICTIVE COVENANT ENFORCEMENT	
5. 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		
6.	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)	Amended and Restated Agreement for Bookkeeping Services;	Decision
(g)	BBVA/PNC Bank merger, including authorizing negotiation and execution of any documents, resolutions, or other account related materials required or necessary in connection therewith, including:	Decision
(1)	Collateralization Agreement;	Decision
(2)	Resolution Authorizing Consultant Representative;	Decision
(3)	Resolution Appointing District Operator as Authorized Agent for Lock Box Clearing Account Treasury Management Services;	Decision
(4)	Pledgee Agreement Form;	Decision
POOLS		
7.	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		
8.	Landscape maintenance, including:	Informational
(a)	Report from Parks Subcommittee;	Informational
(b)	Report from and directives to Priority Landscapes, LLC;	Informational
(c)	Proposal for installation of exterior Christmas lights and decorations (Proposal #735);	Decision
(d)	Consultation with Hitchcock Design Group regarding landscaping considerations;	Informational
WATER AND WASTEWATER OPERATIONS, UTILITIES and MAINTENANCE		
9.	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 Claudia Drive, Turtle River Drive, and Port Anne Way (Quotation #5);	Decision
GENERAL MANAGEMENT, ENGINEERING, PARKS, FACILITIES and MAINTENANCE		
10.	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, including:	Informational
(1)	Cost of acquisition and installation of doggie station in Jumano Park;	Decision
(c)	Requests for use of facilities, including:	Informational
(1)	Request for use of facilities and waiver of fees from BHC Owners Association Recreation Committee for use of Jumano Community Center and Disc Golf Course for Disc Golf Celebration and Charity Fund Raiser on November 13;	Decision
(d)	Creation of new website page for disc golf matters;	Decision
(e)	Jumano Community Center roof;	Decision
(f)	Proposal for refinishing floors at Tumlinson Pool restrooms;	Decision
11.	Engineering matters, including report from and directives to Gray Engineering, Inc., including:	Informational
(a)	Fence project;	Informational
(b)	Texas Water Code §13.1396 - Coordination of Emergency Operations;	Informational
12.	Property maintenance, repairs and replacements, including:	Informational
(a)	Report from Maintenance and Engineering Subcommittee on current projects;	Informational
13.	Cedar Park Fire Department “Calls for service” log;	Informational
14.	Report from Texas Disposal Systems, Inc.;	Informational
15.	Report from Water/Environmental Subcommittee;	Informational
16.	Storm Water Management Program (SWMP) under TPDES General Permit TXR040000;	Informational
17.	District parks and facilities, including:	Informational
(a)	Disc golf, including:	Informational
(1)	Report from Disc Golf Subcommittee;	Informational

(2)	Disc golf rules;	Informational
COMMUNICATIONS / MEDIA		
18.	Newsletter, water bill inserts, website and District-wide calendar, including:	Informational
(a)	Report from Communications Subcommittee;	Informational
(b)	Proposal from Triton Consulting Group, LLC for website, social media and newsletter (Director Roberts);	Decision
LEGAL		
19.	Report from and directives to Armbrust & Brown, PLLC;	Informational
20.	Letter Agreement with BHC Owners Association;	Decision
21.	District Registration Form (to revise Director telephone numbers);	Decision
22.	Landscape Maintenance Agreement (expires October 31, 2021);	Decision
23.	Senate Bill 3 – Disaster preparedness, prevention, and response to weather emergencies and power outages, including:	Decision
(a)	Status of November 1 reporting obligations;	Decision
(b)	Proposal from Jones & Carter, Inc. for Emergency Preparedness Plan;	Decision
24.	Telephonic or video streaming of District Board meetings (Director Logan);	Decision
25.	Cell phones for Directors for District use;	Decision
26.	General Management Services Agreement;	Informational
OTHER DISCUSSION / ACTION ITEMS		
27.	Code of Ethics, Travel and Professional Services Policy;	Informational
28.	Miscellaneous and Board/Subcommittee directives;	Informational
29.	Review of Meeting Notes;	Informational
30.	Future Board meetings/agenda items, including November and December meeting dates.	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)



Erin Brown Littlefield

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.