

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT**

**January 26, 2022**

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, January 26, 2022**, 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>
<b>GENERAL</b>	
1. Citizens' communications;	Informational
2. Report from BHC Owners Association;	Informational
<b>AUDIT ITEMS</b>	
3. Audit of District financial statements for fiscal year ended September 30, 2021, including report from McCall Gibson Swedlund Barfoot PLLC, approval of client representation letter and audit report, and authorizing filing of audit report;	Decision
<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 November 17, 2021 regular meeting, December 15, 2021 regular meeting, and January 12, 2022 special meeting;	Decision
<b>SECURITY</b>	

5.	Monthly report from Williamson County Sheriff's Office;	Informational
<b>RESTRICTIVE COVENANT ENFORCEMENT</b>		
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
	(d) Short term rentals (Airbnb);	Informational
	(e) "Yard of the Month" (Director McMullen);	Decision
<b>FINANCIAL</b>		
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
<b>POOLS</b>		
8.	Pool operations, maintenance, repairs and management, including:	Informational
	(a) Report from Pools Subcommittee;	Informational
	(b) Proposal from 360 Aquatics to replace main canopy shade fabric above slides at Tumlinson Pool (Estimate #4924);	Decision
	(c) Report from and directives to Lifeguard 4 Hire, L.L.C.;	Informational
<b>LANDSCAPING</b>		
9.	Landscape maintenance, including:	Informational
	(a) Report from Parks Subcommittee;	Informational
	(b) Report from and directives to Priority Landscapes, LLC;	Informational
<b>ENGINEERING / DEVELOPMENT</b>		
10.	Engineering matters, including report from and directives to Gray Engineering, Inc., including:	Informational
	(a) Right-of-way improvements project;	Informational
	(b) Consultant for right-of-way public relations (Director Bennett);	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) Annual review of Identity Theft Prevention Program, including:	Informational
	(1) Report from operator on administration of and compliance with Identity Theft Prevention Program;	Informational
	(2) Resolution Confirming Annual Review of Identify Theft Prevention Program;	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) Recommendation regarding consolidation of subcommittees;	Decision
	(d) Authorize purchase of trash can for Jumano Park, including shipping charges and installation of concrete pad;	Decision
	(e) Amendment No. 2 to Amended and Restated Solid Waste Collection and Disposal Services Agreement (to add a lockable dumpster at Jumano Park);	Decision
	(f) Request for new web pages as per General Management Services Agreement, including: (Director McMullen)	Informational
	(1) FAQs about Architectural Control Committee review and deed restrictions;	Decision
	(2) Chance Field and Tonkawa Field reservations;	Decision
	(3) Disc golf;	Decision
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 Solid Waste Subcommittee;	Informational
17.	Report from Water/Environmental Subcommittee;	Informational

18.	Storm Water Management Program (SWMP) under TPDES General Permit TXR040000, including:	Informational
	(a) Dry Weather Screening Inspection Report for Permit Year 3, including authorizing Crossroads Utility Services, LLC to address action items noted in the report;	Decision
19.	District parks and facilities, including:	Informational
	(a) Disc golf, including report from Disc Golf Subcommittee;	Informational
<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; including:	Informational
	(a) MSRB Rule G-10 and Rule G-42 disclosures from District's financial advisor;	Informational
22.	Pedernales Electric Cooperative easement across a portion of Bike Trails property;	Decision
23.	Review of Code of Ethics and Financial Investment Policies, including Resolution Confirming Annual Review of Code of Ethics, Travel, and Professional Services Policy and Financial Investment Policy and Adopting Updated List of Qualified Brokers;	Decision
24.	Review of Written Procedures for Post Bond Issuance Federal Tax Compliance, including Resolution Confirming Annual Review of Written Procedures for Post Bond Issuance Federal Tax Compliance;	Decision
25.	General Management Services Agreement;	Decision
<b>OTHER DISCUSSION / ACTION ITEMS</b>		
26.	Review of Meeting Notes, including discussion to remove Meeting Note from agenda;	Informational
27.	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 or security audits (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*

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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.