

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

January 12, 2022

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

A special meeting of the Board of Directors of Block House Municipal Utility District was held on January 12, 2022, at 2600 Block House Drive South, Leander, Texas. The meeting was open to the public and notice was given as required by the Texas Open Meetings Act. A copy of the Certificate of Posting of the Notice is attached as **Exhibit "A"**.

The roll of the members of the Board of Directors was called, as follows:

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

All of the Directors were present, thus constituting a quorum. Also present at the meeting were Patricia Rinehart, Andrew Hunt, and Jacquelyn Smith of Crossroads Utility Services, LLC ("Crossroads"); Deputy Boggs of the Williamson County Sheriff's Office ("WCSSO"); Sandy Martin of the Block House Creek Owners Association; Jack Baker of Community Association Management ("CAM"); Ed Ladd, a resident of the District; and Will Cardwell and Sean Abbott of Armbrust & Brown, PLLC ("A&B").

Director Roberts called the meeting to order at 6:30 p.m. and welcomed those present. She announced that public comments were taken during designated portions of the meeting only and asked that anyone who wished to address the Board complete a Community Comment form. Following the Pledge of Allegiance to the U.S. flag, the Board and those present at the meeting observed a moment of silence or prayer.

Director Roberts then stated that the Board would receive citizens' communications. Mr. Ladd addressed the Board and thanked the Board members for their service. He stated that the District was "an island" between the cities of Leander and Cedar Park and noted that the District could not control any development outside of its boundaries. He then noted that all of the City of Cedar Park's City Council members were elected at-large and that residents of the District did not have any representation at the Council. Mr. Ladd stated that the City of Cedar Park had a lower property tax and that it was inevitable that the District would eventually be annexed. He concluded by stating that it was important for the Board to take action now and for residents of the District to have representation at the City. At the request of Director Roberts, Mr. Abbott provided a brief overview of considerations relating to current municipal annexation law in the State of Texas and how that could affect the annexation of the District by the City of Cedar Park.

Director Roberts then stated that the Board would discuss ratifying the proposal from DigDug Construction for modification and reinstallation of the fence at the Bike Trails (PEC), attached as **Exhibit "B"**. Upon motion by Director Bennett and second by Director Koenig, the Board voted unanimously to approve the proposal.

Director Roberts then stated that the Board would conduct an evaluation of Community Association Management and discuss restrictive covenant enforcement. At 6:44 p.m., she announced that the Board would convene in executive session to receive legal advice from the District's attorney and to discuss personnel matters, as authorized by Sections 551.071 and 551.074 of the Texas Government Code.

At 7:41 p.m., the Board reconvened in open session, and Director Roberts stated that no action had been taken in executive session.

Director Roberts then stated that the Board would conduct an evaluation of the General Manager and the General Management Services Agreement (the "*GM Agreement*"). At 7:45 p.m., she announced that the Board would convene in executive session to discuss personnel matters, as authorized by Section 551.074 of the Texas Government Code.

At 8:55 p.m., the Board reconvened in open session, and Director Roberts stated that no action had been taken in executive session. Discussion ensued relating to the GM Agreement. **The Board then directed Mr. Abbott to evaluate the current GM Agreement and to suggest amendments to the Agreement to provide for greater efficiencies in the duties therein described and to clearly state the total number of hours to be worked per week by the District's General Manager.**

Director Roberts stated that the Board would next discuss the Board's future meeting schedule and agenda items. Mr. Abbott confirmed that the next regular scheduled Board meeting was to occur on January 26, 2022.

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

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[SIGNATURE PAGE TO January 12, 2022 MINUTES]

Stuart McMullen, Assistant Secretary
Board of Directors

Date: 1-26-22