

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

March 23, 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, March 23, 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>	
GENERAL	
1.	Citizens' communications;
2.	Report from BHC Owners Association;
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 February 23, 2022 meeting;
SECURITY	
4.	Monthly report from Williamson County Sheriff's Office;
RESTRICTIVE COVENANT ENFORCEMENT	
5.	Restrictive covenant enforcement, including:
(a)	Report from Restrictive Covenant Subcommittee;
(b)	Report from and directives to Community Association Management, Inc.;

(c)	Pending or contemplated litigation, including:
(1)	15361 English River Loop;
FINANCIAL	
6.	Bookkeeping matters, including:
(a)	Report from Financial Subcommittee;
(b)	Report from and directives to Municipal Accounts & Consulting, L.P.;
(c)	Payment of bills and invoices;
(d)	Fund transfers;
(e)	Investments;
POOLS	
7.	Pool operations, maintenance, repairs and management, including:
(a)	Report from Pools Subcommittee;
(b)	Report from and directives to Lifeguard 4 Hire, L.L.C.;
LANDSCAPING	
8.	Landscape maintenance, including:
(a)	Report from Parks Subcommittee;
(b)	Report from and directives to Priority Landscapes, LLC;
(c)	Proposal for removal and disposal of brush and accumulated leaves behind 3301 Spumanti Lane (Proposal #1041);
(d)	Proposal for removal and disposal of trees, brush and hanging limbs behind 15357 English River Loop (Proposal #1042);
ENGINEERING / DEVELOPMENT	
9.	Engineering matters, including report from and directives to Gray Engineering, Inc., including:
(a)	Right-of-Way Improvements Project;
(b)	Proposal from HOT Inspection Services, Inc. for inspection of Ground Storage Tank and Hydro-Pneumatic Tank;
(c)	Knight Tract Traffic Impact Analysis;
(d)	Pedernales Electric Cooperative construction in the District;
WATER AND WASTEWATER OPERATIONS, UTILITIES and MAINTENANCE	
10.	District operations, including:
(a)	Report from and directives to Crossroads Utility Services, LLC;
(b)	System maintenance and repairs;

(c)	Write-offs;
GENERAL MANAGEMENT, ENGINEERING, PARKS, FACILITIES and MAINTENANCE	
11.	General management, including:
(a)	Report from and directives to General Manager;
(b)	Requests for use of facilities, including:
(1)	Request for use of facilities and waiver of fees from BHC Owners Association Recreation Committee for use of Tonkawa Park on the 4 th of July;
(c)	Use of Walker House;
(d)	Proposed 2022 schedule for Block House Creek Swim Team (Tidal Waves);
(e)	July 4 th fireworks and July 4 th celebration event (Director Roberts);
(f)	Recommendation regarding consolidation of subcommittees;
12.	Property maintenance, repairs and replacements, including:
(a)	Report from Maintenance and Engineering Subcommittee on current projects;
13.	Cedar Park Fire Department “Calls for service” log;
14.	Report from Texas Disposal Systems, Inc.;
15.	Report from Solid Waste Subcommittee;
16.	Report from Water/Environmental Subcommittee;
17.	Storm Water Management Program (SWMP) under TPDES General Permit TXR040000, including:
(a)	Permit Year 3 Annual Report;
18.	District parks and facilities, including:
(a)	Disc golf, including:
(1)	Report from Disc Golf Subcommittee, including parking;
(2)	Park rules for disc golf league play (Director Roberts);
(b)	Parks maintenance checklist (Director Roberts);
(c)	Parks Master Plan update (Director McMullen);
COMMUNICATIONS / MEDIA	
19.	Newsletter, water bill inserts, website and District-wide calendar, including:
(a)	Report from Communications Subcommittee;
LEGAL	
20.	Report from and directives to Armbrust & Brown, PLLC;
21.	Interlocal Agreement for Plumbing Inspections within Block House Municipal Utility District;
22.	Joint Use Agreement for Community Electronic Sign;

23.	Letter Agreement with BHC Owners Association;
24.	Scottsdale entrance to District (Director Logan);
25.	Order Establishing Rules and Regulations Governing Recreational Facilities and Related Fees and Charges (to incorporate rules for park maintenance in Exhibit "B");
26.	General Management Services Agreement;
OTHER DISCUSSION / ACTION ITEMS	
27.	Code of Ethics, Travel and Professional Services Policy;
28.	Miscellaneous and Board/Subcommittee directives;
29.	Future Board meetings/agenda items.

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)



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.