

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT**

**June 22, 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, June 22, 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.**

<b><u>AGENDA</u></b>	
<b>GENERAL</b>	
1.	Citizens' communications;
2.	Report from BHC Owners Association;
<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>	
3.	Minutes of May 25, 2022 regular meeting and June 8, 2022 special meeting;
<b>SECURITY</b>	
4.	Monthly report from Williamson County Sheriff's Office;
<b>RESTRICTIVE COVENANT ENFORCEMENT</b>	
5.	Restrictive covenant enforcement, including:
	(a) Report from Restrictive Covenants Subcommittee;
	(b) Report from and directives to Community Association Management, Inc.;

(c)	Pending or contemplated litigation, including:
(1)	15361 English River Loop;
<b>FINANCIAL</b>	
6.	Bookkeeping matters, including:
(a)	Report from Finance/Audit Subcommittee;
(b)	Report from and directives to Municipal Accounts & Consulting, L.P.;
(c)	Payment of bills and invoices;
(d)	Fund transfers;
(e)	Investments;
<b>POOLS</b>	
7.	Pool operations, maintenance, repairs and management, including:
(a)	Report from Amenities Subcommittee;
(b)	Report from and directives to Lifeguard 4 Hire, L.L.C.;
(c)	Tumlinson Pool slides inspection;
<b>LANDSCAPING</b>	
8.	Landscape maintenance, including:
(a)	Report from Amenities Subcommittee;
(b)	Report from and directives to Priority Landscapes, LLC;
(c)	Proposal for repair of erosion of south berm behind monument at 183 entry (Proposal #1341);
(d)	Proposal for removal of dead trees behind 1209 and 1211 Pine Portage Loop (Proposal #1342);
(e)	Proposal for May 2022 fuel surcharge (contract services) (Proposal #1343);
(f)	Proposal for application of peat moss for diseased St. Augustine (Proposal #1361);
(g)	Proposal for MS4 storm water creek cleanup (drainage ditch) at bridge south of Tumlinson Park (Proposal #1362);
(h)	Proposal for chigger treatment on disc golf course (Proposal #1365);
(i)	Proposal for mosquito treatment for 4 <sup>th</sup> of July celebration (Proposal #1373);
(j)	Proposal for right-of-way tree pruning for vehicle clearance (Proposal #1375);
(k)	Proposal for tree trimming around windmill (Proposal #1384);
<b>ENGINEERING / DEVELOPMENT</b>	
9.	Engineering matters, including report from and directives to Gray Engineering, Inc., including:
(a)	Right-of-Way Improvements Project;

	(b) Pedernales Electric Cooperative construction in the District;
<b>WATER AND WASTEWATER OPERATIONS, UTILITIES and MAINTENANCE</b>	
10.	District operations, including:
	(a) Report from and directives to Crossroads Utility Services, LLC;
	(b) System maintenance and repairs;
	(c) Write-offs;
	(d) Fuel surcharge;
<b>GENERAL MANAGEMENT, ENGINEERING, PARKS, FACILITIES and MAINTENANCE</b>	
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 Practice Fields in Tumlinson Park for Back to School Bash Carnival on August 27, 2022;
	(2) Request for use of facilities and waiver of fees from BHC Owners Association Recreation Committee for use of Jumano Community Center for lantern building workshops on September 8, 11, 15, 19, 24 and 28, 2022;
	(3) Request for use of facilities and waiver of fees from BHC Owners Association Recreation Committee for use of Pavilion for Lantern Parade line up and awards on October 1, 2022;
	(4) Request for use of facilities and waiver of fees from BHC Owners Association Recreation Committee for use of Pavilion and Practice Fields for BHC Camp Out on September 17 - 18, 2022;
	(5) Request for use of facilities and waiver of fees from BHC Owners Association Recreation Committee for use of Practice Fields in Tumlinson Park for Pumpkin Patch on October 6 through 16, 2022 (dates to be confirmed at a later date);
	(6) Request for use of facilities and waiver of fees from Austin Metal Detecting Club for use of Pavilion for Club Social Pot Luck Lunch and Hunt on September 10, 2022;
	(c) Proposal from NewGen Strategies and Solutions, LLC for Water and Wastewater Cost of Service and Rate Design Study;
	(d) Proposal from DigDug Construction, LLC for walking bridge in Tumlinson Park;
	(e) Proposal from Blind Faith LLC for blinds and shades for Walker House (Estimate #6142);
12.	Property maintenance, repairs and replacements, including:
	(a) Report from Services Subcommittee on current projects;
13.	Cedar Park Fire Department "Calls for service" log;

14.	Report from Texas Disposal Systems, Inc.;
15.	Storm Water Management Program (SWMP) under TPDES General Permit TXRo40000;
16.	District parks and facilities, including:
(a)	Report on inspection of playscapes in Tumlinson Park, Tonkawa Park and Apache Park;
<b>COMMUNICATIONS / MEDIA</b>	
17.	Newsletter, water bill inserts, website and District-wide calendar, including:
(a)	Report from PR/Communications Subcommittee;
<b>LEGAL</b>	
18.	Report from and directives to Armbrust & Brown, PLLC;
19.	Letter Agreement with BHC Owners Association;
<b>OTHER DISCUSSION / ACTION ITEMS</b>	
20.	Code of Ethics, Travel and Professional Services Policy;
21.	Miscellaneous and Board/Subcommittee directives;
22.	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)




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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.