

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

June 22, 2022

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

A meeting of the Board of Directors of Block House Municipal Utility District was held on June 22, 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, except Director McMullen, who arrived later, and Director Logan, thus constituting a quorum. Also present at the meeting were: Taylor Kolmodin of Municipal Accounts & Consulting, L.P. ("**MAC**"); Lisa Torres of Crossroads Utility Services, LLC ("**Crossroads**"); Sandy Martin of the BHC Owners Association ("**OA**"); Deputy Bartlett of the Williamson County Sheriff's Office ("**WCISO**"); David Gray of Gray Engineering; Tripp Hamby of Priority Landscapes ("**Priority**"); Lauren Smith of Public Finance Group LLC; Robert Young, a resident of the District; and Sean Abbott of Armbrust & Brown, PLLC ("**A&B**").

Director Roberts called the meeting to order at 6:32 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. There being none, Director Roberts stated that the Board would next receive a report from the OA. Ms. Martin stated that the OA had a new Board member, Kimberley Cannon. She then confirmed that the OA was offering a \$1,000 reward for information relating to the vandalism of the E-sign. Upon question from Director Roberts, Ms. Martin confirmed that the insurance company was still working through the claim. Ms. Martin confirmed that the OA was looking forward to the Fourth of July party. **Director Roberts then directed Ms. Torres to assist with planning of the Fourth of July event and to reach out to the OA to discuss the additional requests that had been made to the District.** Ms. Martin then noted that the OA desired to have the "back to school bash" in the same location where it was held in 2021. Director Roberts then requested that Ms. Martin work with Ms. Torres regarding planning considerations relating to the "back to school bash."

Director Roberts then stated that the Board would consider the Letter Agreement with the BHC Owners Association. Director Bennett made a motion to approve the Letter Agreement.

Director Koenig then stated that he had concerns relating to the OA stemming from certain behavior at a recent disc golf tournament held in Jumano Park that he had become aware of. He then stated that he believed that representatives of the OA had treated competitors in a disc golf event unfairly and that he would not favorably consider any matters relating to the OA as a District Board member until he received an apology. He noted that the District was not required to work with the OA in coordinating events held in the District. Director Koenig then stated that he also had observed what he perceived to be negative sentiment expressed towards the District on social media from representatives of the OA. He then requested that the matter be tabled.

Director Roberts stated that the Board would next consider the Consent Agenda, including approving the minutes of the May 25, 2022 Board meeting and the minutes of the June 8, 2022 special Board meeting (collectively, the "Minutes"). After discussion, upon motion by Director Bennett and second by Director Koenig, the Board voted 3-0 to approve the Minutes.

Director Roberts stated that the Board would next discuss restrictive covenant enforcement. Ms. Torres confirmed that she had recently met with the Restrictive Covenants Subcommittee and that progress had been made on the 15361 English River Loop property.

Director Roberts stated that the Board would next receive the bookkeeper's report and recognized Ms. Kolmodin. Ms. Kolmodin presented the check register, attached as **Exhibit "B"**, and the supplemental cash flow report/check register, attached as **Exhibit "C"**. She noted that there were three proposed fund transfers and recommended approval. After discussion, upon motion by Director Koenig and second by Director Bennett, the Board voted 3-0 to approve the payment of the bills and invoices and the fund transfers, as presented.

Director Roberts stated that the Board would next discuss pool operations and maintenance. Ms. Torres confirmed that she would be meeting with Tom Davis of Lifeguard 4 Hire soon to review pool operations matters.

Director Roberts stated that the Board would next discuss landscape maintenance, including the report from Priority Landscapes, LLC, attached as **Exhibit "D"**. Mr. Hamby then reviewed Proposal #1341 for repair of erosion of south berm behind monument at 183 entry, attached as **Exhibit "E"**; Proposal #1342 for removal of dead trees behind 1209 and 1211 Pine Portage Loop, attached as **Exhibit "F"**; Proposal #1343 for May 2022 fuel surcharge, attached as **Exhibit "G"**; Proposal #1361 for application of peat moss for diseased St. Augustine, attached as **Exhibit "H"**; Proposal #1362 for MS4 storm water creek cleanup (drainage ditch) at bridge south of Tumlinson Park, attached as **Exhibit "I"**; Proposal #1365 for chigger treatment on the disc golf course, attached as **Exhibit "J"**; Proposal #1373 for mosquito treatment for the 4th of July celebration, attached as **Exhibit "K"**; Proposal #1375 for the right-of-way tree pruning for vehicle clearance, attached as **Exhibit "L"**; and Proposal #1384 for tree trimming around the windmill, attached as **Exhibit "M"**. After discussion, upon motion by Director Bennett and second by Director Koenig, the Board voted 3-0 to approve the proposals. Mr. Hamby then confirmed that Certified Arborists would soon opine on the necessary amount of watering required for District trees and that Priority would adjust the watering schedule accordingly.

Director Roberts then stated that the Board would discuss engineering matters and recognized Mr. Gray. Mr. Gray reviewed his report, attached as **Exhibit "N"**. He stated that Pedernales Electric Cooperative ("PEC") had still not completed its work in the District and, as such, had yet to start the restoration work. He stated that he would confirm both the anticipated schedule for such work and the seed mix that would be used in the restoration. He added that PEC's access would be taken into account when redesigning the Bike Trails. Mr. Gray confirmed that G & R Surveying had started its surveying efforts in the District.

Mr. Abbott then confirmed that he had spoken with Trent Rush and that the Parks Master Plan was close to completion. He noted that the Plan would likely be finalized shortly after the Board's July meeting and that it may be possible to submit a bond application to the Texas Commission on Environmental Quality by the end of August. Mr. Gray then reviewed considerations relating to the park bond, including hard and soft costs to be included in the application. Ms. Smith then offered a brief overview of the financial considerations relating to the bond, including interest rates. Mr. Gray concluded by stating that it was likely that the park bond could be issued around the end of the first quarter of 2023. He then recommended that the right-of-way improvement considerations be paused until a finalized plan was adopted for the facilities that would be bond financed.

Director Roberts then stated that the Board would discuss District operations and recognized Ms. Torres. Ms. Torres reviewed the operations report attached as **Exhibit "O"**. She stated that all lab results were satisfactory and added that the water loss for the month of May was 5.91%, which she noted was down from last month. She added that she had no write-offs to present. Ms. Torres then confirmed that Crossroads had calculated a \$278 fuel surcharge cost for the month of May. Upon motion by Director Koenig and second by Director Bennett, the Board voted 3-0 to approve the fuel surcharge.

Director Roberts stated that the Board would next receive a report from the general manager. Ms. Torres reviewed the general manager's report, attached as **Exhibit "P"**. Ms. Torres then presented the proposal from NewGen Strategies and Solutions, LLC for water and wastewater cost of service and rate design study, attached as **Exhibit "Q"**. After discussion, upon motion by Director Bennett and second by Director Koenig, the Board voted 3-0 to approve the proposal from NewGen Strategies and Solutions, LLC.

Director McMullen arrived at the meeting at 7:30 p.m.

Ms. Torres then presented the proposal from DigDug Construction, LLC for the walking bridge in Tumlinson Park, attached as **Exhibit "R"**. After discussion, upon motion by Director Bennett and second by Director Koenig, the Board voted 3-0, with Director McMullen present but not voting, to approve the proposal from DigDug. Ms. Torres then presented the proposal from Blind Faith LLC for blinds and shades for the Walker House (Estimate #6142), attached as **Exhibit "S"**. After discussion, upon motion by Director Bennett and second by Director Koenig, the Board voted 4-0 to approve the proposal from Blind Faith LLC.

Director Roberts then stated that the Board would discuss the newsletter, water bill inserts, website and the District-wide calendar. Director Roberts confirmed that the PR/Communications Subcommittee would be meeting soon and that she would like to bring back a printed copy of the District's newsletter. She suggested that it might be beneficial to include the newsletter in the same mailing with District utility bills. After discussion, upon motion by Director Bennett and second by Director Koenig, the Board voted 4-0 to resume the production of a printed newsletter.

Director Roberts stated that the Board would next discuss District parks and facilities and recognized Ms. Torres to review the report on the inspection of the playscapes in Tumlinson Park, Tonkawa Park and Apache Park, attached collectively as **Exhibit "T"**.

At 7:34 p.m., Director Roberts announced that the Board would convene in executive session to receive legal advice regarding parks and facilities matters, as authorized by Section 551.071 of the Texas Government Code. At 8:27 p.m., the Board reconvened in open session, and Director Roberts confirmed for the record that no action had been taken in executive session.

Director Roberts then directed Ms. Torres to solicit bids to address the deficiencies identified in the playscape inspection reports.

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 July 27, 2022.

There being no further items to come before the Board, upon motion by Director Bennett and second by Director Koenig, the Board voted 4-0 to adjourn the meeting.

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[SIGNATURE PAGE TO June 22, 2022 MINUTES]


Byron Koenig, Secretary
Board of Directors

Date: 8-24-22