

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

October 10, 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 October 10, 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: Dee Leekha and John Houck of HouckDesign; Lisa Torres of Crossroads Utility Services, LLC ("*Crossroads*"); Deputy Antonio Lovato of the Williamson County Sheriff's Office ("*WCSSO*"); Sandy Martin, Campbell Logan, Callie Logan, Luanne Miller, Delana Lemley, Scott Carpenter, Amanda Stanfield, Rebecca Upchurch, Justin Crow, Jeff Clifford, Matt Sanner, and Tina Reckaway, residents of the District; Anissa Alepa, Carter Alepa, Ammie Busby, and Webmaster for Blockhousemud.org; 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. Clifford addressed the Board, noting that several residents had asked about the possibility of meetings being streamed through Zoom. He stated that he was in favor of such meetings and requested an update on such considerations.

Ms. Leekha thanked the Board members for their service and stated that the Board had done a fine job with listening to residents and ensuring that disc golf was accessible to all in Block House. She noted that the disc golf course in the neighborhood was valued and that it had been a fantastic community effort to construct the course. She again complimented the Board members for their efforts in making disc golf available to the residents of the neighborhood.

Mr. Crow stated that he had worked with Directors Koenig and Bennett during the construction of the disc golf course and that he was impressed with all of the work that had been undertaken. He noted that Directors Bennett and Koenig had always worked hard on various projects and that they were always flexible in considering solutions. He concluded by thanking

the Board for his ability to participate in the project and noted that the course was in “great hands” moving forward.

Mr. Sanner addressed the Board and requested that the Board enforce the Texas Transportation Code to prohibit residents from parking on sidewalks in the neighborhood.

Mr. Houck stated that HouckDesign had designed the District’s disc golf course and noted that he had never worked on another project that had had so much support from a governing body. He noted that the Board had done a great job with the consistent upkeep of the course and that he was pleased to be part of the project. He thanked all of the Board members and District consultants for their roles in the construction of the disc golf course. He also thanked the disc golf community in the District for everything they had done to make the course a special place.

Ms. Reckaway thanked the Board members for their service and noted that it was not always easy to serve in such a capacity. She noted that each Board member was elected to make choices on behalf of the community and that many factors need to be considered for each decision. She noted that she hated to see dissension involving Board members “behind the scenes”. Ms. Reckaway then stated that there were “three sides to every story”. She concluded by stating that each Board member deserves respect for undertaking their public service.

Director Roberts then stated that the Board would consider approving the payment of the HouckDesign invoice (Invoice #5004), attached as **Exhibit “B”**, in the amount of \$3,000 for course design consulting for phase one and first year design review and maintenance for the disc golf course. After discussion, upon motion by Director Bennett and second by Director Koenig, the Board voted unanimously to approve the invoice.

Director Roberts stated that the Board would next discuss the final plans and specifications for the Bike Trails. Director Bennett noted that the Board had previously approved a \$5,000 budget to rebuild the District’s BMX trails. He noted that the estimate for equipment rental was approximately \$2,000. He stated that the Rouse High School baseball team was interested in volunteering to assist with the project and that he would like the District to make a donation, not to exceed \$1,000, to their program in exchange for their assistance with the BMX trail construction. After discussion, upon motion by Director Bennett and second by Director Koenig, the Board voted unanimously to approve the donation to the Rouse High School baseball team.

Director Roberts then stated that the Board would discuss the complaint received about Director Koenig from Director Logan under the Code of Ethics, Travel, and Professional Services Policy (the “*Code of Ethics*”). Mr. Abbott then reviewed the complaint, attached as **Exhibit “C”**, with the Board. He noted that the complaint contained 28 separate complaints. He further noted that he had undertaken an initial determination of the complaints and determined that, if found to be true, the Board could determine that such complaints constituted a violation of the Code of Ethics. After discussion, upon motion by Director Logan and second by Director McMullen, the Board voted 4-0, with Director Koenig not voting, to consider the complaints. Mr. Abbott then noted that the Code of Ethics provided that the Board could choose to consider the complaints in open session or in executive session. Director Logan noted that the Board had previously undertaken such considerations in open session and that many of the complaints made against Director Koenig had actually occurred during open session of a Board meeting. As such, she requested that the Board undertake consideration of the complaints in open session.

At 6:55 p.m., Director Roberts announced that the Board would convene in executive session to receive legal advice from the District's attorney, as authorized by Section 551.071 of the Texas Government Code.

At 7:19 p.m., the Board reconvened in open session, and Director Roberts stated that no action had been taken in executive session.

After discussion, upon motion by Director Logan and second by Director McMullen, the Board voted 1-3, with Directors McMullen, Bennett, and Roberts voting "no" and Director Koenig not voting, to consider the complaints in open session.

At 7:30 p.m., Director Roberts 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 9:48 p.m., the Board reconvened in open session, and Director Roberts stated that no action had been taken in executive session. She then announced that the Board would not take any formal action on the complaints during the meeting and that further consideration would be deferred on such matters until the Board's regular October meeting.

Director Roberts then stated that the Board would discuss the Letter Agreement with the BHC Owners Association. Mr. Abbott reminded the Board that they had taken final action on the Agreement. He agreed to follow up with counsel of the BHC Owners Association to determine the current status of the Agreement.

Director Roberts then stated that the Board would discuss potential District legal action relating to the www.blockhousemud.org website. At 9:51 p.m., Director Roberts announced that the Board would convene in executive session to receive legal advice from the District's attorney regarding the website, as authorized by Section 551.071 of the Texas Government Code.

At 10:06 p.m., the Board reconvened in open session, and Director Roberts stated that no action had been taken in executive session.

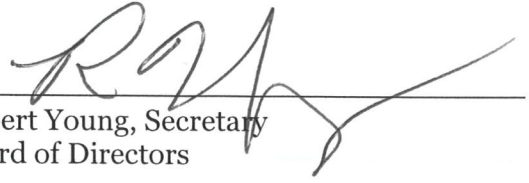
Director Roberts stated that the Board would next discuss future Board meetings and agenda items. She noted that the Board's next regular meeting was scheduled for October 26, 2022.

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

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[SIGNATURE PAGE TO October 10, 2022 MINUTES]



Robert Young, Secretary
Board of Directors

Date: 11-30-22