

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

November 22, 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 November 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 Directors McMullen and Logan, thus constituting a quorum. Also present at the meeting were: Deputy Antonio Lovato of the Williamson County Sheriff's Office ("WCSO"); Robert Young, David Shoemaker, and David Johnson, Board Members-elect for the District; Sandy Martin of the BHC Owners Association; 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 Bennett then stated that when he and his wife moved into Block House there were less than 200 homes, the school was under construction, anything past Apache pool was wilderness, and the closest shopping mall was Barton Creek. He noted that he had a bumper sticker that said "Pray for me I drive 183" as that was the only road around the District. He confirmed that he ran for office within a year of moving into the District and was elected. Director Bennett confirmed that his agenda had been the same thru his 36 or so years of service - to do the best that he could with the resources available to improve or maintain the quality of life in the District. He confirmed that he applied such a commitment to all of his work within the District. He noted that he'd learned a lot from the attorneys, managers, consultants, accountants, engineers, and Board members along the way, and that his life was forever enriched for doing so. Director Bennett further noted that he and his wife had made some great friends along the way, further enhancing their lives. He then wished the incoming Board members luck and encouraged them to broaden the platforms on the campaign trail in order to sincerely provide a better quality of life for everyone in Block House. He noted that residents will hold Board members accountable for their actions and conduct. He concluded by stating that evidence had shown that people had lived along Block House Creek for the last 12,000 years and encouraged the incoming Board member to see what they could do to ensure that continued.

Director Roberts then thanked Directors Bennett and Koenig for their contributions to the District during their durations of service. She stated that they had both made things better for the residents of Block House.

Director Roberts then stated that the Board would receive the bookkeeper's report and recognized Ms. Kolmodin. Ms. Kolmodin presented a cash flow report, attached as **Exhibit "B"**. She reviewed a proposed fund transfer and two bills and invoices 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 transfer, as presented.

Director Roberts stated that the Board would next consider taking action regarding the election-related items on the Supplemental Agenda. Mr. Abbott reviewed the results of the director election based on the official election returns and stated that David Johnson had received 1,032 votes, David Shoemaker had received 985 votes, Robert Young had received 854 votes, Steve Bennett had received 623 votes, Byron Koenig had received 513 votes, and Stuart McMullen had received 495 votes, resulting in the election of Directors Johnson, Shoemaker, and Young to the Board. Upon motion by Director Bennett and second by Director Koenig, the Board voted 3-0 to adopt the Order Canvassing the Returns and Declaring the Results of Block House Municipal Utility District November 8, 2022, Director Election attached as **Exhibit "C"**.

Director Roberts then stated that the Board would consider the Sworn Statements and Oaths of Office elected as of November 8, 2022. David Johnson, David Shoemaker, and Robert Young then read and affirmed the Statements of Elected/Appointed Officer and took their Oaths of Office. Upon motion by Director Bennett and second by Director Koenig, the Board voted 3-0 to accept the Sworn Statements and Oaths of Office from Directors Johnson, Shoemaker, and Young.

Director Roberts stated that the Board would next discuss the Open Meetings Act training and Public Access Option Form for new directors. Mr. Abbott noted that Open Meetings Act training was required for all new directors. **He then stated that A&B would send the internet link for the Texas Attorney General's Open Meetings Act training to the Directors.**

Director Roberts then stated that the Board would consider the election of officers. Director Johnson moved that the Board approve a slate of officers with Director Logan as President, Director Shoemaker as Vice President, Director Young as Secretary, Director Johnson as Treasurer, and Director Roberts as Assistant Secretary. Upon second by Director Shoemaker, the Board voted 4-0 to adopt the motion.

Director Shoemaker stated that the Board would next consider approving the revised District Registration Form with the changes in Directors and Director titles. Upon motion by Director Roberts and second by Director Johnson, the Board voted 4-0 to approve the revised District Registration Form.

Director Shoemaker then stated that the Tidal Waves Swim Team had requested to undertake their Polar Bear Swim on December 31, 2022 at Apache Pool. After discussion, upon motion by Director Roberts and second by Director Young, the Board voted 4-0 to approve the request.

Director Shoemaker stated that the Board would next discuss transparency, including issues related to video conferencing. Director Johnson noted that he was in favor of undertaking live broadcasts of District Board meetings as soon as possible. Mr. Abbott noted that the District

had undertaken various formats of livestreamed meetings during times of heightened COVID concerns and in accordance with the proclamations undertaken by Gov. Greg Abbott relating to the Texas Open Meetings Act. He noted that such livestreaming had mixed success and that the quality of the stream, whether audio or video, was not always of the greatest quality. He also confirmed that the District had “piloted” a live streaming effort at one of their recent meetings and that the District’s General Manager had been investigating the District’s technical capabilities as well as all equipment that would be necessary to undertake a high quality livestream. Director Johnson expressed urgency with implementing the streaming of Board meetings, noting that he had received several requests from residents to make livestreamed meetings available. **Director Shoemaker then directed Mr. Abbott to work with the District’s General Manager to move forward on livestreaming District Board meetings and to report back to the Board at its next regular meeting.**

Director Shoemaker then stated that the Board would discuss ethics training and the duties and responsibilities of directors. Mr. Abbott confirmed that he had corresponded with an attorney in the Austin area who was available to provide ethics training for the Board. He noted that the training would provide an overview on such topics as: the Open Meetings Act, the Public Information Act, and general information related to Board service. Discussion ensued and the Board suggested that they defer such training until January of 2023. Director Roberts then advised the new Board members that they had a fiduciary responsibility to the residents of the District. She suggested that the Board members apprise themselves of and/or attend training sessions undertaken by the Association of Water Board Directors and/or the Capital Area Suburban Exchange (“CASE”) relating to Board service. Mr. Abbott advised that CASE was planning to offer a new director training session on December 1, 2022 and that he would pass along the information relating to the planned event to the Directors.

Director Shoemaker stated that the Board would next discuss future Board meetings and agenda items and noted that the Board’s next regular meeting was scheduled for November 30, 2022.

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

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[SIGNATURE PAGE TO NOVEMBER 22, 2022 MINUTES]



Robert Young, Secretary
Board of Directors

Date: 12-21-22