

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

March 22, 2023

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 22, 2023**, 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. The meeting will be recorded via video. The link to the video can be found at <https://www.youtube.com/@blockhousemud>.

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> | <u>ANTICIPATED ACTION</u> |
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| GENERAL | |
| 1. Citizens' communications; | Informational |
| 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> | |
| 2. Minutes of February 22, 2023 regular meeting; | Decision |
| PR/COMMUNICATIONS | |
| 3. Report from BHC Owners Association, including: | Informational |
| (a) Proposed events and use of District facilities; | Decision |
| 4. Report from Williamson County Sheriff's Office; | Informational |
| 5. Report from PR/Communications Subcommittee, including: | Informational |
| (a) Special events; | Informational |
| (b) Newsletter; | Decision |

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| (c) District Social Media Policy; | Decision |
| 6. Transparency (video conferencing technology/dial in); | Decision |
| 7. Resident survey; | Decision |
| 8. Proposal from CD&P for District resident surveys; | Decision |
| RESTRICTIVE COVENANTS | |
| 9. Report from and directives to Community Association Management, Inc.; | Informational |
| 10. Pending or contemplated litigation, including: | Informational |
| (a) 15361 English River Loop; | Informational |
| 11. Report from Restrictive Covenants Subcommittee; | Informational |
| FINANCE/AUDIT | |
| 12. Report from and directives to Municipal Accounts & Consulting, L.P., including: | Informational |
| (a) Payment of bills and invoices; | Decision |
| (b) Fund transfers; | Decision |
| (c) Investments; | Decision |
| 13. Report from Finance/Audit Subcommittee; | Informational |
| AMENITIES | |
| 14. Winter storm considerations; | Decision |
| 15. Report from and directives to Lifeguard 4 Hire, L.L.C.; | Informational |
| 16. Report from and directives to Priority Landscapes, LLC, including: | Informational |
| (a) Proposal for tree removals in Susan Lane area rights-of-way (Proposal #2197); | Decision |
| (b) Proposal for installation of sod at north end of Walker House (Proposal #2198); | Decision |
| (c) Proposal for installation of sod at south end of Walker House (Proposal #2199); | Decision |
| (d) Proposal for Jumano Park tree data collection (Proposal #2207); | Decision |
| (e) Proposal for existing tree survey update (Proposal #2208); | Decision |
| 17. Report from Amenities Subcommittee and related action; | Informational |
| 18. Upkeep on fences in Block House (Director Johnson); | Decision |
| 19. Proposal from DigDug Construction, LLC for concrete repairs at Apache Pool - Estimate 112SH; | Decision |
| 20. Proposal from DigDug Construction, LLC for work on the showers at Apache Pool - Estimate 113SH; | Decision |

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| 21. | Proposal from DigDug Construction, LLC for installation of signage at Jumano Disc Golf Course- Estimate 114SH; | Decision |
| 22. | Proposal from DigDug Construction, LLC for installation of equipment gate at Apache Pool - Estimate 115SH; | Decision |
| 23. | Proposal from DigDug Construction, LLC for installation of synthetic turf around tree at Apache Pool - Estimate 116SH; | Decision |
| 24. | Proposal from DigDug Construction, LLC for installation of new ADA entrance accessible from the parking lot at Apache Pool – Estimate 117SH; | Decision |
| SERVICES | | |
| 25. | Report from and directives to Gray Engineering, Inc.; | Informational |
| 26. | Report from and directives to Crossroads Utility Services, LLC, including: | Informational |
| | (a) System maintenance and repairs; | Informational |
| | (b) Write-offs; | Decision |
| | (c) Blue Ribbon Heating and Cooling Estimate 36496385 for mini split package at ground storage tank; | Decision |
| 27. | Report from and directives to General Manager, including: | Informational |
| | (a) Requests for use of facilities; | Informational |
| | (b) Proposal from BGE, Inc. for development of web-based map solution, asset management data collection applications, and asset management tracking tools; | Decision |
| | (c) Highway 183 Block House Entrance fence; | Decision |
| 28. | Report from Texas Disposal Systems, Inc.; | Informational |
| 29. | Storm Water Management Program (SWMP) under TPDES General Permit TXR040000, including: | Informational |
| | (a) MS4 Phase II Annual Report Permit Year 4: 2022; | Informational |
| | (b) Proposal from Crossroads Utility Services, LLC for clean out at inlets and outfalls found with deficiencies during the Dry Weather Screening Inspections Permit Year 4 performed in 2022 by Quiddity; | Decision |
| 30. | Report from Services Subcommittee and related action, including: | Informational |
| | (a) District rekeying; | Decision |
| | (b) Tumlinson Pool guard shack and restroom repairs; | Decision |
| | (c) Trinity AV Solutions for District Access Control Upgrades and Additions; | Informational |
| LEGAL | | |
| 31. | Report from and directives to Armbrust & Brown, PLLC; | Informational |
| 32. | Jumano gate; | Informational |

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| 33. | Amended and Restated General Management Services Agreement; | Decision |
| OTHER DISCUSSION / ACTION ITEMS | | |
| 34. | Guidelines for attaching emails to meeting minutes; | Decision |
| 35. | Meeting structure, including business meetings versus policy meetings (Director Logan); | Decision |
| 36. | Town Hall meetings: Schedule for 2023 (Director Logan); | Decision |
| 37. | Citizen communications procedures (Director Johnson); | Decision |
| 38. | Code of Ethics, Travel and Professional Services Policy; | Informational |
| 39. | Miscellaneous and Board/Subcommittee directives; | Informational |
| 40. | Future Board meetings/agenda items; | Informational |
| 41. | Review of Meeting Notes. | Informational |

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)



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.