

EXHIBIT "L"

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT**  
**Application to Reserve District Recreational Facilities Other Than Pools**  
**(Jumano Community Center, Pavilion, or Practice Fields) and Release of**  
**Liability**

**BLOCK HOUSE MUD**  
**P.O. Box 129**  
**Leander, TX 786 46-0129**  
**PHONE (512) 259-09 59**

Check box for applicable facility

- Jumano Community Center (maximum capacity -meeting/multipurpose room -50 people; workshop/storage room - 40 people, unless variance is approved in advance by the Board) -\$150 for 3 hours (\$25 per hour for each additional hour) plus \$250 refundable deposit**
- Pavilion (maximum capacity - 100 people, unless variance is approved in advance by the Board)- \$25 per hour plus \$100 refundable deposit**
- Practice Fields -maximum of 1.5 hours per day, 1 day per week -no weekend reservations circle field: Tonkawa Park or Tumlinson Park**

Check this box if alcohol will be served (Jumano Community Center or Walker House only)

- Jumano Community Center / Walker House -Security services if alcohol on premises - \$45 per hour**

Submit the application with a check made payable to Block House MUD.  
See applicable facility Rules and Regulations for cancellation and refund policy.

**CHECK THE APPLICABLE BOX BELOW AND COMPLETE THE FOLLOWING:**

- INDIVIDUAL** (complete this section for an individual reservation)

**NAME** \_\_\_\_\_ **EMAIL** \_\_\_\_\_  
(Deposit refund check will be made payable to this name) **HOME#** \_\_\_\_\_  
**ADDRESS** \_\_\_\_\_ **WORK#** \_\_\_\_\_  
(Refund check will be mailed to this address) **CELL#** \_\_\_\_\_

**ALTERNATE RESIDENT CONTACT** \_\_\_\_\_ **EMAIL** \_\_\_\_\_

**HOME#** \_\_\_\_\_ **WORK#** \_\_\_\_\_ **CELL#** \_\_\_\_\_

- GROUP/ORGANIZATION** (complete this section for a group/organization reservation)

**NAME OF GROUP/ORGANIZATION** Girl Scout Troop 1804  
(Deposit refund check will be made payable to this name)

**ADDRESS OF GROUP/ORGANIZATION** \_\_\_\_\_  
(Refund check will be mailed to this address)

**PHONE# FOR GROUP/ORGANIZATION** \_\_\_\_\_

**NUMBER OF PEOPLE IN GROUP/ORGANIZATION** 10

**NUMBER OF DISTRICT RESIDENTS IN GROUP/ORGANIZATION** 5

**CONTACT PERSON (person making the reservation)** Amanda Milani

**ADDRESS** \_\_\_\_\_ **EMAIL** \_\_\_\_\_

**HOME#** 512 260 0499 **WORK#** \_\_\_\_\_ **CELL#** \_\_\_\_\_

ALL APPLICANTS ARE TO COMPLETE THE FOLLOWING:

DATE 4/30 HOURS OF USE 2 a.m./p.m. to 4 a.m./p.m.

NUMBER OF PEOPLE TO ATTEND 10

TYPE OF FUNCTION CPR Class

**IF USING** VENDOR (i.e., moonwalk, snow cone machine, etc.), **AMPLIFIED MUSIC** (i.e., DJ, live music, etc.) **OR PORTABLE BAR-B-Q**, PLEASE LIST. Proof of insurance may be required.

CPR Resources

The undersigned, at this moment, applies for the use of the District's facilities on behalf of ourselves, family members, guests, groups, or organizations. We acknowledge that the use of these facilities is subject to regulation by the District, and we agree that our service is subject to compliance with all applicable District rules. By the provision of these facilities, we understand that the District does not assume any responsibility or liability to us, and we undertake such use at our own risk. In consideration of being allowed to use the District's facilities, we assume all responsibility for and release and discharge the District, its agents, officers, officials, employees, and representatives, whether paid or volunteer, from all claims, demands, actions, judgments, and executions which we ever had, now have, or may have in the future, or which our heirs, executors, administrators or assigns may have or claim to have against the District, its agents, officers, officials, employees, and representatives, for all personal injuries and property damage, known or unknown, caused by or arising out of the use of the District's facilities.

We further waive any claim for damages for or arising from using the District's facilities. We acknowledge that we are engaging in this activity at our request and risk and are not entitled to any compensation, benefit, or insurance coverage from the District, nor will we claim any from the District. We further acknowledge that we are familiar with the activities involved in using the District's facilities and are physically able to perform them. If this application is on behalf of our minor children, we at this moment represent that we are legal guardian(s) of our children and, in our capacity as such, assume full responsibility for them and their compliance with applicable District rules in accordance with the terms of this release.

We have read this application and release and understand all its terms. We execute it voluntarily and will have full knowledge of its significance.

I agree with all terms and have received a copy of the rules and will comply with these rules. I understand that I must be present during the entire time of the reservation period.

District Representative \_\_\_\_\_ Date \_\_\_\_\_

Applicant Signature Amanda Milan Date 4/21/23

Girl Scout Troop 1404 Date 4/21/23  
(Name of Group/Organization)

By: \_\_\_\_\_  
(Signature of Authorized Representative)

\_\_\_\_\_  
(Name of Authorized Representative)

\_\_\_\_\_  
(Title of Authorized Representative)

Check# Request fee waiver from board

Money Order# \_\_\_\_\_

Amount Paid \_\_\_\_\_

To: Block House MUD

From: Lisa Torres

Subject: PR Communications Subcommittee

Date:

4.25.23

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Attendees: Lisa Torres, Amy Earls, Director Roberts, Director Young

### **Communications**

- Director Roberts – Is there a thought about allowing CD&P to help with the Newsletter?
- Lisa – The board collectively worked with Amy in a few areas to help with the Newsletter. After our kick-off meeting with Arin, we can discuss the process for Newsletter help.
- Director Roberts – Focus on the headline. Stay true to our focus as a MUD.
  - Water and Wastewater items
  - MS4 permit
  - Flood control
  - What is a MUD would be a great topic
  - Need to get ideas and topics for the June newsletter being produced in May, final draft is due May 10<sup>th</sup>.

### **Possible May Newsletter Topics:**

- The upcoming Newsletter headliner will be about the pools and the new pool key fobs
- Getting to know your director placeholder will be added again
- Garden Community people give an intro
- BMX track local representative intro
- Baseball Fields representative intro
- Let all know of the Walker House hours, 9 am – 3 pm Monday through Thursday and by appointment on Fridays.
- When we publish the May letter, call it June at the top of the letter and have all the May and June upcoming events added.
- “Tips from Tripp!” Parks were treated for ant control

### **Additional @blockhousemudtx emails**

- Director Young would like to have separate email addresses specific to community areas so that district residents can help communicate about district happenings.

#### Example:

Communitygarden@blockhousemudtx.gov

Pools@blockhousemudtx.gov

Baseballfields@blockhousemudtx.gov

Sportscourts@blockhousemudtx.gov

- Lisa to work with Sean and IT on email rules and folders for this.
- Director Roberts would like to know the liability for these residents to volunteer.
- Anyone volunteering in the district we are having come in and signs a waiver.
- Lisa will check in with Sean to ensure all is legal and allowed in the district with volunteers.

### **Special Events**

#### **Memorial Day**

- Focus on whether Walker House will be closed and place a social media post.

#### **July 4<sup>th</sup>**

- Tripp has a proposal on Agenda to get the park sprayed for ants and will be sprayed for mosquitos before the July 4<sup>th</sup> event
- Lisa will reach out to Chester with American Fireworks, get the exact time fireworks will go off, and work with other subcommittees about tents and things we need to put out the day of
- We will post all things to social media to notify residents as well as work with the OA

### **Wilco**

- Director Young – noticed off-duty officers hanging with on-patrol officers
- what are their policies?
- Scottsdale speeders
- Director Roberts suggests Lisa sends Lovato and Security Subcommittee an email about concerns
- The board to take a look at the Contracts, and Lisa ask them for their Standard Operating Procedure for patrolling Block House
- Encourage the deputies to be more community-driven - Walking the parks, checking gates, not just sitting in vehicles in parking lots.
- Director Young – Can deputies help monitor Jumano for illegal dumping?
- Director Roberts – why is the second gate not locked during the day?
- Lisa monitors the trail cams at Jumano to see who is illegally dumping.
- Director Roberts suggests placing more No Dumping signs at Jumano
- Let all know what the consequences are if caught



2600 S Block House Drive  
Leander, TX 78641

To: Block House MUD  
From: Lisa Torres  
Subject: Restrictive Covenants Subcommittee  
Date: 4.25.23

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Attendees: Lisa Torres, Amy Earls, Will Cardwell, Director Johnson (*Jack Baker and Director Shoemaker not in attendance*)

**Jack is looking for guidance on STRs, brush piles, and yard maintenance**

- Will - At the last meeting, it was mentioned that a policy needs to be put together for tree removal.
- Tree removal requires approval through the ACC form.
- When a tree is removed, identify first if an ACC application was submitted; if not, was there a health reason for why it was removed? (Liable health reason to take a tree down would need to be provided) If the answer is yes, covenants of failure to acquire application will not be enforced. The owner has to replace the removed tree. Will suggests this be the rule until the end of 2023 and be revised yearly.
- Director Johnson – Should we put a timeline on when the tree needs to be replaced.
- Will – won't place a timeline of tree replacement in new rules, would have to decide on enforcement per situation.
- Amy to send policy notes to Jack and Director Shoemaker regarding tree removal.

**Brush Piles**

- Will - Give them 3-5 days after the storm to handle the clean-up. After a week, if it's still there, send out a courtesy card to clean up the debris.

**Short term rentals**

- We do not have provisions saying they can't rent a short-term rental.
- Single-family residential use provisions don't get us there in stopping short-term rentals, and we can't say a business is being operated.
- The way to get around this is when complaints about short-term rentals are received, another complaint is usually associated. (Partying, too many people in the home, trash and debris, too many cars in driveway, nuisance/noise) – Will suggests that we enforce the complaint at the "short-term rental" because the homeowner does not want violations, so they can then relay to the renter to keep things in line.
- If we were to come across listings for properties in the neighborhood. We can send a notice saying we are alert that 1) you're listing a short-term rental and 2) let them know that all covenants apply to them and the owner will be held responsible, 3) short-term rentals are not allowed to use resident facilities.

Will –

- Phase 2 - 14909 Snelling – brush piles and waste in the yard. A courtesy notice has been sent; a formal warning will be issued in the next couple of days after hearing back from Jack on the resolution.
- Phase 2 - 15345 English Loop – house from the street has an AC unit on the left side of the home. The portion of the fence that typically hides the AC unit from the road has been removed. You can see into his backyard from the AC unit placement. Multiple courtesy notices have been sent; he has now had two messages of violation sent.
  - The resident contacted Jack about fence repair, saying he had no fence to repair.
  - Will and Jack are going to continue the violation notice process.
  - The following steps would be a lawsuit as this affects property value.



2600 S Block House Drive  
Leander, TX 78641

To: Block House MUD  
From: Lisa Torres  
Subject: Finance/Audit Subcommittee Mtg.  
Date: 4.24.23

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Attendees: Amy Earls, Director Logan, Director Johnson, Nur Labardini – in place of Taylor

**Report from Nur –**

- Checks – On page 2 of the financials, checks for approval for Wednesday
- Supplementals – Three checks
- Director Logan and Johnson - Armbrust and Brown were slightly higher than usual in the current budget.
- Lisa – a contractor who has not worked with the district before - T&T Stripes is getting half of their check cut for materials ahead of time. They do have a certificate of insurance and have provided their W9. Lisa was able to confirm with TML that the proposal from T&T will be covered in full less the \$1,000 deductible. The initial check for damages was received on the 19<sup>th</sup> of January for \$8,977.43. The additional check will be sent on 04/26 at \$8,752.57

**BGE payment –**

- We have 250,000 budgeted to pull from the right-of-way improvement and put towards Spyglass. (GL#17997)
- BGE will be its line item. What GL number will this go under?
- Nur's advice – expenditures/other – she will create a separate line item with Taylor.
- Director Johnson – take the money under 17997, then create a new line item.

**Director Logan – The budget needs to be amended.**

- Nur, adjusting the budget in the next couple of months is acceptable, especially with the unforeseen money spent on the ice storm cleanup.
- Director Logan's reasons to re-budget:
  - Budget was set by entirely different Board
  - Clean up the budget to reflect current events that have driven expenditures.
  - By cleaning up the budget this will help the MUD when going into the next budget cycle in June/July to reflect more on what the MUD is doing and where we were going to focus the budget in the next fiscal year.
- Director Johnson agrees - Hits taken unexpectedly will help set up the next budget.
- Accommodate the storm clean up and handle the rest of the payments
- Maybe not do a complete rewrite of the budget, but target areas in a work session and highlight what needs to be looked at within the budget.

- Could we budget A&B time?
- Director Logan – plan a sit-down session with Director Johnson to review the budget and clean some essential items.
- Director Logan – discuss budget deficit.
  - Nur – yes, by looking at the budget as of today, it shows as deficit, but that can change within the year.
  - Director Johnson – we're halfway through the year, but haven't collected all the revenue yet from water purchases, so we should be fine.
  - Director Logan – we need to let the Board know we're looking at changes for the budget, and we will bring it back to them in May.

Director Logan – CASE needs

- Are checks cut ahead of time for hotels?
- What does Nur need from us for all that are attending?
- Nur hasn't seen any invoices come through yet for CASE.
- Taylor already set all board members up and cut checks; the annual fee has been paid.
- Only membership fees have been paid.
- June conference registration will need to be handled by each director.
- Each board member will have to handle hotel stays individually.
- Director Logan – let's discuss this with all board members at this week's board meeting.