

# BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

November 20, 2019

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, November 20, 2019**, 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.*

*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>
<b>GENERAL</b>	
1. Citizens' communications;	Informational
2. Report from BHC Owners Association;	Informational
<b>CONSENT ITEMS</b> <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>	
3. Minutes of October 23, 2019 Board meeting;	Decision
<b>SECURITY</b>	
4. District security, including:	Informational
(a) Monthly report from Williamson County Sheriff's Office;	Informational
(b) Report from Security Subcommittee and related action;	Informational
<b>RESTRICTIVE COVENANT ENFORCEMENT, WATER RESTRICTIONS and DROUGHT MANAGEMENT</b>	
5. Restrictive covenant enforcement, including:	Informational

(a)	Pending and/or contemplated litigation, including:	Informational
(1)	613 Kathleen Lane;	Decision
(2)	2501 Phillip Cove;	Decision
(3)	16811 Shipshaw River Drive;	Decision
(4)	14906 Snelling Drive;	Decision
(5)	14907 Snelling Drive;	Decision
(6)	15006 Snelling Drive;	Decision
(7)	2605 South Walker Drive;	Decision
(8)	16725 Spotted Eagle Drive;	Decision
(9)	2502 Tracy Cove;	Decision
(10)	2604 Tumlinson Fort Drive;	Decision
6.	Drought management and water use restrictions, including:	Informational
(a)	Violation monitoring;	Informational
(b)	Watering restrictions;	Informational
7.	Report from and directives to Pinnacle Texas Management, LLC regarding restrictive covenant enforcement and water use restrictions violation monitoring;	Informational
<b>COMMUNICATIONS, MEDIA and WEBSITE</b>		
8.	Newsletter, water bill inserts, website and District-wide calendar, including:	Informational
(a)	Report from Communications Subcommittee;	Informational
(b)	Report from and directives to Pinnacle Texas Management, LLC;	Informational
<b>FINANCIAL</b>		
9.	Bookkeeping matters, including:	Informational
(a)	Report from Financial Subcommittee;	Informational
(b)	Report from and directives to Municipal Accounts & Consulting, L.P.;	Informational
(c)	Payment of bills and invoices;	Decision
(d)	Fund transfers;	Decision
(e)	Investments;	Decision
<b>POOLS</b>		
10.	Pool operations, maintenance, repairs and management, including:	Informational
(a)	Report from Pools Subcommittee;	Informational
(b)	Report from and directives to Lifeguard 4 Hire, L.L.C.;	Informational

<b>LANDSCAPING</b>		
11.	Landscape maintenance, including:	Informational
	(a) Report from Parks Subcommittee;	Informational
	(b) Report from and directives to Priority Landscapes, LLC;	Informational
	(c) Proposal for landscape update of bed along sidewalk near parking lot at front of Walker House (Estimate #3359);	Decision
<b>WATER AND WASTEWATER OPERATIONS, UTILITIES and MAINTENANCE</b>		
12.	District operations, including:	Informational
	(a) Report from and directives to Crossroads Utility Services, LLC;	Informational
	(b) System maintenance and repairs;	Informational
	(c) Write-offs;	Decision
	(d) Proposal from Horizon Environmental Services, Inc. for water quality sampling;	Decision
<b>GENERAL MANAGEMENT, ENGINEERING, PARKS, FACILITIES and MAINTENANCE</b>		
13.	General management, including:	Informational
	(a) Report from and directives to Crossroads Utility Services, LLC;	Informational
	(b) Schedule of maintenance expenses;	Informational
	(c) Requests for use of facilities;	Informational
	(d) Website update and approving any related matters;	Informational
	(e) District branding;	Informational
	(f) Walker House telephone number and voicemail system (Director Logan);	Informational
14.	Engineering matters, including report from and directives to Gray Engineering, Inc.;	Informational
15.	Walker House, including maintenance and repairs;	Informational
16.	Property maintenance, repairs and replacements, including:	Informational
	(a) Report from Maintenance and Engineering Subcommittee on current projects, including:	Informational
	(i) Update regarding Tumlinson Pool backwash water discharge;	Informational
17.	Solid waste services, including:	Informational
	(a) Report from Texas Disposal Systems, Inc.;	Informational
	(b) Report from Solid Waste Subcommittee;	Informational

(c) Texas Disposal Systems, Inc. survey results, including any related action (Director Logan);	Decision
18. Cedar Park Fire Department, including "Calls for service" log;	Informational
19. Report from Water/Environmental Subcommittee;	Informational
20. Storm Water Management Program (SWMP) under TPDES General Permit TXR040000, including:	Informational
(a) Proposal from Jones & Carter, Inc. for Permit Year 2 activities;	Decision
21. District parks and facilities, including:	Informational
(a) Report from Community Garden Subcommittee;	Informational
22. Scout items;	Informational
23. Long-range planning, including five-year plan/Director priorities and annexation;	Informational
24. Report from Park Improvements Steering Committee;	Informational
25. Proposed park improvements, including:	Informational
(a) Right of Way Beautification Project;	Informational
(b) Other park amenities and improvements, including playground, court fencing and Luther Chance Practice Field perimeter fence;	Informational
26. Projected park costs and financing options, including possible bond election and use of bond funds;	Informational
27. Review schedule of events, including election schedule;	Informational
<b>LEGAL</b>	
28. Report from and directives to Armbrust & Brown, PLLC, including:	Informational
(a) Holiday dinner;	Decision
(b) SB2 internet posting requirements and authorization to post required items;	Informational
(c) Requirements for District records created, received, and maintained on private devices;	Informational
<b>OTHER DISCUSSION / ACTION ITEMS</b>	
29. Miscellaneous and Board/Subcommittee directives;	Informational
30. Review of Meeting Notes;	Informational
31. Future Board meetings/agenda items.	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 (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.



*Emilio Ramirez-Litefield*

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Attorney for the District

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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.