

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

March 27, 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, March 27, 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>
GENERAL	
1. Citizens' communications;	Informational
2. BHC Owners Association;	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>	
3. Minutes of February 27, 2019 Board meeting;	Decision
SECURITY	
4. District security, including:	Informational
(a) Monthly report from Williamson County Sheriff's Office;	Informational
(b) Report from Security Subcommittee;	Informational
OPERATIONS, UTILITIES AND MAINTENANCE	
5. 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
FINANCIAL		
6.	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, including status of release of payment to Texas Trades;	Decision
(d)	Fund transfers;	Decision
(e)	Investments;	Decision
GENERAL MANAGEMENT, FACILITIES AND MAINTENANCE		
7.	General management, including:	Informational
(a)	Report from and directives to Pinnacle Texas Management Services;	Informational
(b)	Schedule of maintenance expenses;	Informational
(c)	Requests for use of facilities, including:	Informational
(1)	BHC Owners Association request for use of facilities and waiver of fees for Adult Swim;	Decision
(d)	Renewal of Jan-Pro Service Agreement, Pricing Agreement, and Addendum Attachments (current agreement expires April 30, 2019);	Decision
(e)	Perimeter fence (three mile loop) repair project, including resident complaints and construction defects;	Informational
8.	Walker House, including maintenance and repairs;	Informational
9.	Property maintenance, repairs and replacements, including:	Informational
(a)	Report from Maintenance and Engineering Subcommittee on current projects;	Informational
10.	Solid waste report from Texas Disposal Systems, Inc., including:	Informational
(a)	Evaluation of curbside pickup service and consideration of quarterly large item trash days, including authorization to survey District residents (Director Logan);	Decision
11.	Cedar Park Fire Department "calls for service" log;	Informational
LANDSCAPING		
12.	Landscape maintenance, including:	Informational
(a)	Report from Parks Subcommittee;	Informational
(b)	Report from and directives to Priority Landscapes, LLC;	Informational

(c)	Proposal for landscape and river rock installation at main entry at Tumlinson Pool (Estimate #3030);	Decision
(d)	Proposal for repair of erosion adjacent to sidewalk at north entry main door of Walker House (Estimate #3032);	Decision
POOLS		
13.	Pool operations, repairs and management, including:	Informational
(a)	Report from Pools Subcommittee, including:	Informational
(1)	Recommendation regarding replacement of water fountains at Apache Pool and Tumlinson Pool, including:	Decision
1)	Authorization for General Manager to purchase water fountains using District credit card;	Decision
(2)	Recommendation regarding purchase of subscription to RecDesk software/application for pool access control;	Decision
(3)	Recommendation regarding increasing pool hours and authorization to conduct District resident survey;	Decision
(b)	Report from and directives to Lifeguard 4 Hire, L.L.C.;	Informational
STORM WATER SYSTEM AND CREEK MAINTENANCE		
14.	Report from Water/Environmental Subcommittee;	Informational
15.	Storm Water Management Program (SWMP) under TPDES General Permit TXRo40000;	Informational
16.	Creek clean-up, including:	Informational
(a)	Update on Trails Access Projects 1-19, 2-19 and 3-19;	Informational
ENGINEERING / DEVELOPMENT		
17.	Engineering matters, including report from and directives to Gray Engineering, Inc.;	Informational
PARKS AND NATURE TRAILS		
18.	District parks and facilities, including:	Informational
(a)	Report from Community Garden Subcommittee;	Informational
19.	Scout items;	Informational
RESTRICTIVE COVENANT ENFORCEMENT, WATER RESTRICTIONS AND DROUGHT MANAGEMENT		
20.	Restrictive covenant enforcement, including:	Informational
(a)	612 Kathleen Lane;	Informational
(b)	Pending and contemplated litigation, including:	Informational

(1)	15361 English River Loop;	Informational
(2)	606 Gabriel Mills Drive;	Informational
(3)	16901 Black Kettle Drive;	Informational
21.	Drought management and water use restrictions, including:	Informational
(a)	Violation monitoring;	Informational
(b)	Watering restrictions;	Informational
22.	Report from and directives to Pinnacle Texas Management, LLC regarding restrictive covenant enforcement and water use restrictions violation monitoring;	Informational
COMMUNICATIONS / MEDIA / WEBSITE		
23.	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
LEGAL		
24.	Report from and directives to Armbrust & Brown, PLLC, including:	Informational
(a)	Legal advice regarding perimeter fence (three mile loop) repair project, including construction defects, project management, payment reconciliation and remedies;	Decision
25.	Order Establishing Revised Water Conservation and Drought Contingency Plan;	Decision
26.	Texas Court of Criminal Appeals ruling striking down key provision of Texas Open Meetings Act;	Informational
27.	Violation of District rules (912 Moser River Drive), including status, corrective action, and penalties for violation;	Decision
28.	Acquisition of property (Director Logan);	Decision
OTHER DISCUSSION / ACTION ITEMS		
29.	Proposed Williamson County bond election;	Informational
30.	Review of directives;	Informational
31.	Review of Meeting Notes;	Informational
32.	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.



Emmanuel Littlefield

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.