

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT**

**July 28, 2010**

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 on **Wednesday, July 28, 2010, at 6:30 p.m.**, 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 should complete the citizens' communication form provided at the entrance to the meeting room, so they may be recognized to speak.**

**CITIZENS' COMMUNICATIONS AND BOARD MEMBER ITEMS**

1. Citizens' communications;
2. Board member announcements and agenda prioritization requests;

**CONSENT**

(These items may be approved collectively or individually. Any of these items may be pulled for discussion upon the request of any Board member.)

3. Minutes of June 23, 2010 Board meeting;
4. Secretary's Certificate and Resolutions Regarding Manager's Account;
5. District Registration Form;

**FINANCIAL**

6. Bookkeeping matters, including:
  - (a) report from Municipal Accounts & Consulting, L.P., including directives;
  - (b) payment of bills and invoices;
  - (c) fund transfers;
  - (d) investments;
7. Bond refunding, including:
  - (a) Order Authorizing the Issuance of Block House Municipal Utility District Unlimited Tax Refunding Bonds; Levying an Ad Valorem Tax in Support of the Bonds; Approving an Official Statement; Authorizing the Execution of a Paying Agent/Registrar Agreement

and an Escrow Agreement; Establishing Procedures for Selling and Delivering the Bonds; and Authorizing Other Matters Related to the Issuance of the Bonds;

- (b) authorizing payment of the Attorney General bond review fee;

#### **RESTRICTIVE COVENANT ENFORCEMENT**

- 8. Restrictive covenant enforcement, including:
  - (a) report from Restrictive Covenant Enforcement Subcommittee;
  - (b) report from Pinnacle Texas Management, LLC;
  - (c) report from G. Cole Spainhour, including pending and contemplated litigation related to:
    - (1) 409 Kathleen Lane;
    - (2) 2506 Phillip Cove;
    - (3) 16203 Kicking Bird;
    - (4) 2703 Tumlinson Fort Drive;
    - (5) 2512 Jacqueline Drive;
    - (6) 15352 English River Loop;
    - (7) 16610 Black Kettle Drive;
  - (d) Restrictive Covenant Management Agreement with Pinnacle Texas Management, LLC (expires August 31, 2010 - automatic one year renewal unless terminated 30 days prior to August 31);

#### **ENGINEERING / DEVELOPMENT**

- 9. Report from Gray-Jansing & Associates, Inc. on engineering matters, including:
  - (a) directives;
  - (b) proposal for Engineering Services to Prepare a Water and Wastewater Operator's Booklet (No. 10022);
  - (c) proposal for Engineering Services to Prepare a Drainage Operator's Booklet (No. 10056);
- 10. Hutton Lane drainage project, including authorizing subcommittee to review bids and award contract;
- 11. Wong Tract development;
- 12. City of Leander wastewater interceptor;

#### **LANDSCAPING**

- 13. Landscape maintenance, including:
  - (a) report from SunTerra Landscape Services, LP and directives;
  - (b) proposal for July irrigation walk through repairs (Work Order #12343);

## **POOLS**

14. Pool operations, repairs and management, including:
- (a) report from Lifeguard 4 Hire, L.L.C.;
  - (b) resurfacing of Apache Pool cool-deck (Director Junk);
  - (c) proposal from Dollarmark Construction for staining arbor at Apache Pool (Pool Subcommittee);
  - (d) proposal from Dollarmark Construction for repairing/repainting gates, bathroom doors and fences at Apache Pool (Pool Subcommittee);

## **STORM WATER SYSTEM AND CREEK MAINTENANCE**

15. Creek maintenance and creek cleaning project, including:
- (a) report from Storm Water and Creek Maintenance Subcommittee and status of Phase I of creek cleaning project;
  - (b) storm water management program;

## **PARKS, NATURE TRAILS AND MAINTENANCE**

16. District parks and facilities, including:
- (a) additional parking-area lighting at the Walker House (Director Bennett);
  - (b) surveillance cameras;
  - (c) use of facilities by BHC Owners Association, including:
    - (1) request for use of Tumlinson Park and Pavilion for “Back to School Teen Night”;
    - (2) request for use of Tumlinson Pool and Pavilion for “Hawaiian Luau”;
    - (3) request for use of Jumano Community Center for dance camp;
    - (4) protocol and form for request for use of facilities (Director Davis);
  - (d) request from Rouse High School Band Boosters for “March-a-Thon” (Gary Spoons);
  - (e) request from Fellowship Baptist Church (Greg Rothlander) for use of Tumlinson Pool and Pavilion;
  - (f) proposal from Drilling and Pump Solutions, Inc. for repair of the windmill behind the Walker House;
  - (g) proposal from Dollarmark Construction for refinishing posts and rails at dugout at softball field (Director Bennett);
  - (h) proposal from Dollarmark Construction for replacing gutters and downspouts and painting soffit on Walker House (Director Roberts);
17. Scout projects, including Scout recognition plaque to be installed at granite boulder in Tonkawa Park (Scout Projects Subcommittee);
18. District property maintenance, including:
- (a) maintenance project list;

- (b) report from General Maintenance Subcommittee;
- (c) computer environment in/air handler for Apache Pool house (Director Bennett);

**INTERGOVERNMENTAL AND SECURITY**

- 19. District security, including monthly report from Williamson County Sheriff's Office;
- 20. Status of request for designation of no parking areas on stub-outs at Emma Drive and Leisha Lee Lane;
- 21. Fire protection and potential creation of emergency services district;

**COMMUNICATIONS / MEDIA / WEBSITE**

- 22. Newsletter, water bill inserts and District-wide calendar;
- 23. District website, including report from Communications Subcommittee on proposed upgrades, design and management, and request for proposal;

**GENERAL MANAGEMENT, OPERATIONS AND UTILITIES**

- 24. District operations, including:
  - (a) report from Crossroads Utility Services, LLC, including directives and on-site manager's report;
  - (b) write-offs;
  - (c) system maintenance and repairs;
- 25. Solid waste disposal and recycling, including report from Texas Disposal Systems, Inc.;

**LEGAL**

- 26. Report from Armbrust & Brown, L.L.P. on legal matters, including:
  - (a) directives;
  - (b) foreclosure report;
  - (c) budget and tax items, including schedule for adopting 2010/2011 budget and setting 2010 tax rate, and scheduling budget work session;
  - (d) nominations to the Board of Trustees of the Texas Municipal League Intergovernmental Risk Pool;

**OTHER DISCUSSION/ACTION ITEMS**

- 27. "Yard of the Month" Program (Director Junk);
- 28. Consultant evaluations, including:
  - (a) Linda Klar, dba Klar Communications, and consider taking action regarding Media Services Agreement;

- (b) SunTerra Landscape Services, LP;
- 29. Miscellaneous directives and Board member directives;
- 30. Board member announcements;
- 31. Future agenda items.

The Board of Directors is authorized by the Texas Open Meetings Act to convene in closed or executive session for certain purposes. These purposes include 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) or discussing security personnel or devices (Section 551.076). If the Board of Directors determines to go into executive session on 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 provision of the Open Meetings Act that authorizes the closed or executive session.



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Attorney for the District

(SEAL)

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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 Gary Spoons at Crossroads Utility Services, LLC, General Manager for the District, at 246-1400 for information. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may call 272-9116, or may utilize the statewide Relay Texas program, 1-800-735-2988.