

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT  
MINUTES OF BOARD OF DIRECTORS' SPECIAL MEETING**

June 17, 2020

THE STATE OF TEXAS           §  
  §  
COUNTY OF WILLIAMSON       §

A special meeting of the Board of Directors of Block House Municipal Utility District was held via telephone conference on June 17, 2020, at 1-888-510-5505; participant code: 199914. The meeting was open to the public and notice was given pursuant to the Texas Open Meetings Act, as modified by Governor Greg Abbott, and the related guidance from the Office of the Attorney General of the State of Texas. A copy of the Certificate of Posting of the Notice is attached as **Exhibit "A"**. An electronic agenda packet for the meeting was provided on-line via the link included in the meeting notice and the meeting was recorded and made available at the same link after the meeting.

The following Directors were present, constituting a quorum:

Cecilia A. Roberts	-	President
Steve Bennett	-	Vice President
Ursula Logan	-	Assistant Secretary
Byron Koenig	-	Treasurer

Director Horak arrived later. Also present at the meeting were Jacquelyn Smith of Crossroads Utility Services, LLC ("Crossroads"); Tom Davis of Lifeguard4Hire ("L4H"); Rob Milani of Block House Creek Swim Team ("Tidal Waves"); Tom Schaefer of Clear Comfort; Jeff Coffee of American Fireworks; Stuart McMullen, a resident of the District; and Sean Abbott of Armbrust & Brown, PLLC ("A&B").

Director Roberts called the meeting to order at 6:00 p.m. and welcomed those present. She confirmed that the meeting was being conducted via telephone and was being recorded. She requested that each speaker identify themselves when speaking and requested that anyone participating in the call mute their phone when they were not speaking. Director Roberts then stated that the Board would receive citizens' communications. There being no comments from citizens, Director Roberts stated that the Board would next discuss the request for temporary waiver of use restrictions contained in Declaration of Covenants, Conditions, and Restrictions for Block House Commercial Areas (the "Commercial Covenants"). Mr. Abbott reviewed the proposal from American Fireworks relating to the Commercial Covenants, attached as **Exhibit "B"**, and stated the same request had been considered on two previous occasions by the Board. Mr. Coffee addressed the Board and thanked them for the opportunity to work with the District, requested that the Board grant a temporary waiver of the use restrictions for the commercial property within the District for the purpose of operating fireworks sales stands on the property indicated in his proposal, and confirmed that American Fireworks could provide a fireworks display on July 4, 2020. Director Roberts stated that the show would benefit all District residents and confirmed that the District was not sponsoring an event relating to the fireworks display. She also stated that social distancing would be encouraged to anyone viewing the fireworks. Director Roberts then inquired with Mr. Coffee as to whether American Fireworks had received a permit to perform the fireworks show. Mr. Coffee stated that they had properly submitted their request for a permit to Williamson County and were awaiting a response.

Director Logan stated that the Communications Subcommittee would work on communication relating to the fireworks display. After discussion, upon motion by Director Bennett and second by Director Logan, the Board voted 4-0 to approve the permitted temporary use of no more than three fireworks stands at the retail sales area indicated in the proposal from June 20, 2020 to July 8, 2020 and December 16, 2020 to January 5, 2020, with the understanding that the fireworks display would also be a permitted temporary use, subject to receipt of all necessary permits.

Director Roberts then stated that the Board would discuss the request from Tidal Waves for adjustment in fees for the 2020 swim season, including Amendment No. 2 to Pool Use Agreement. Mr. Milani reviewed Tidal Waves' planned swim season with the Board and stated that they would have a total of 28 practice days with no swim meets. He then requested that the Board consider a \$500 base fee for the shortened 2020 swim season. Director Logan expressed support for the proposed reduced base fee and noted that the sole reason for the shortened season and reduced fee was the Coronavirus pandemic. After discussion, upon motion by Director Logan and second by Director Koenig, the Board voted 4-0 to approve a base fee of \$500 for the 2020 swim season, waive any late fees associated with late payments for the 2020 swim season, confirm Tidal Waves right to use Apache Pool as contemplated in the current Pool Use Agreement, and confirm that the District would not terminate the Pool Use Agreement. **The Board then directed Mr. Abbott to finalize Amendment No. 2 to Pool Use Agreement and present it to the Board of Directors for approval at the June 24 meeting of the Board of Directors.**

Director Roberts stated that the Board would next receive a report from the Park Improvements Steering Committee (the "Committee") and recognized Mr. McMullen. Mr. McMullen addressed the Board and directed the Board's attention to the "Bond Proposal Package 1 – Parks & Trails" and "Bond Proposal Package 2 – Fence Replacement" documents (the "Proposals") attached collectively as **Exhibit "C"**. He stated that a diverse group of residents had assembled as the steering committee to present the Proposals to the Board. Mr. McMullen stated that that working on the Proposals involved lots of good discussions and that the work had been a lot of fun. He noted that the Committee provided numerous recommendations because they knew "they may not get all of the recommendations they put forward." Mr. McMullen referred the Directors to the Proposals and requested that they review them. He also opined that the Board could issue bonds to pay for the facilities contained in the Proposals and pay down the debt in six years. Director Roberts thanked Mr. McMullen and the Committee for their diligent work in preparing the Proposals. **She then directed Mr. Abbott to circulate a bond election timeline to the Directors in advance of the Board's June 24 meeting.**

Director Horak joined the meeting at 6:25 p.m.

Director Logan left the meeting at 6:25 p.m.

Director Roberts then stated that the Board would review the meeting notes attached as **Exhibit "D"**. Mr. Abbott then reviewed the notes and confirmed that all actions were properly noted.

There being no further items to come before the Board, upon motion by Director Bennett and second by Director Koenig, the Board voted unanimously to adjourn the meeting.

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[SIGNATURE PAGE TO JUNE 17, 2020 MINUTES]

(SEAL)



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Rayan Horak, Secretary  
Board of Directors

Date: 7-22-20