

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

November 28, 2018

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 28, 2018**, 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>
ELECTION ITEMS		
1.	Statements of Elected/Appointed Officer, Oaths of Office, and Official Bond for directors elected on November 6, 2018;	Decision
2.	Election of officers;	Decision
3.	District Registration Form;	Decision
4.	Subcommittee organization and assignments;	Decision
5.	Open Meetings Act training and Public Access Option Form for new Directors;	Decision
6.	Revised account resolutions and signature cards for existing bank accounts, including:	Decision
(a)	Secretary's Certificate and Resolutions Regarding Manager's Account;	Decision
(b)	Secretary's Certificate and Resolutions Regarding Operating Account;	Decision
(c)	Secretary's Certificate and Resolutions Regarding Capital Projects Fund Checking Account;	Decision
(d)	Resolution Approving Change in Bank Signatories and Change Certificate – Lock Box Clearing Account;	Decision

GENERAL		
7.	Citizens' communications;	Informational
8.	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>		
9.	Minutes of August 15, 2018, and October 24, 2018 Board meetings;	Decision
LANDSCAPING		
10.	Landscape maintenance, including:	Informational
	(a) Report from Parks Subcommittee;	Informational
	(b) Report from and directives to Priority Landscapes, LLC;	Informational
SECURITY		
11.	District security, including:	Informational
	(a) Monthly report from Williamson County Sheriff's Office;	Informational
	(b) Report from Security Subcommittee;	Informational
POOLS		
12.	Pool operations, repairs and management, including:	Informational
	(a) Report from Pools Subcommittee;	Informational
	(b) Report from and directives to Lifeguard 4 Hire, L.L.C.;	Informational
	(c) Proposal from Lifeguard 4 Hire, L.L.C. for Apache Pool lane line replacement (Quote #2797);	Decision
	(d) Proposal from Lifeguard 4 Hire, L.L.C. for Apache Pool lane line reel and cover (Quote #2799);	Decision
OPERATIONS, UTILITIES AND MAINTENANCE		
13.	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
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.	Proposal from Capital Landcare & Utilities for clearing of creek channel at Block House Drive South Bridge (Tumlinson Bridge) (Estimate #5022);	Decision
FINANCIAL		
17.	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
	(f) Delinquent Tax Roll (Director Roberts);	Informational
	(g) Computer fraud insurance;	Decision
ENGINEERING / DEVELOPMENT		
18.	Engineering matters, including report from and directives to Gray Engineering, Inc.;	Informational
GENERAL MANAGEMENT, FACILITIES AND MAINTENANCE		
19.	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;	Informational
	(d) Electronic gate security mechanism on sport courts gates and options to repair or replace;	Decision
20.	Walker House, including maintenance and repairs;	Informational
21.	Property maintenance, repairs and replacements, including:	Informational
	(a) Report from Maintenance and Engineering Subcommittee on current projects;	Informational
22.	Solid waste report from Texas Disposal Systems, Inc.;	Informational
23.	Cedar Park Fire Department "calls for service" log;	Informational
RESTRICTIVE COVENANT ENFORCEMENT, WATER RESTRICTIONS AND DROUGHT MANAGEMENT		
24.	Restrictive covenant enforcement, including:	Informational
	(a) Report from Restrictive Covenant Subcommittee;	Informational
	(b) Pending and contemplated litigation, including:	Informational
	(1) 15361 English River Loop;	Informational

(2) 606 Gabriel Mills Drive;	Informational
25. Drought management and water use restrictions, including:	Informational
(a) Violation monitoring;	Informational
(b) Watering restrictions;	Informational
26. Report from and directives to Pinnacle Texas Management, LLC regarding restrictive covenant enforcement and water use restrictions violation monitoring;	Informational
COMMUNICATIONS / MEDIA / WEBSITE	
27. 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
PARKS AND NATURE TRAILS	
28. District parks and facilities, including:	Informational
(a) Report from Community Garden Subcommittee;	Informational
29. Scout items;	Informational
30. District signage;	Decision
LEGAL	
31. Report from and directives to Armbrust & Brown, PLLC;	Informational
32. General Management Services Agreement;	Decision
33. Landscape Maintenance Agreement;	Decision
34. Joint Use Agreement for Community Electronic Sign;	Decision
35. Renewal of general liability, automobile liability, errors and omissions (public officials) liability, law enforcement liability, property, crime and workers' compensation insurance;	Decision
36. Request for temporary waiver of use restrictions contained in Declaration of Covenants, Conditions, and Restrictions for Block House Commercial Areas;	Decision
OTHER DISCUSSION / ACTION ITEMS	
37. Report from ad hoc subcommittee regarding fire protection service options;	Informational
38. Review of directives;	Informational
39. Review of Meeting Notes;	Informational
40. 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.



Sharon J. Smith

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.