

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT**

**December 19, 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, December 19, 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>
<b>GENERAL</b>	
1. Citizens' communications;	Informational
2. 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 November 20, 2018, and November 28, 2018 Board meetings;	Decision
<b>SECURITY</b>	
4. District security, including:	Informational
(a) Monthly report from Williamson County Sheriff's Office;	Informational
(b) Report from Security Subcommittee;	Informational
<b>OPERATIONS, UTILITIES AND MAINTENANCE</b>	
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
<b>FINANCIAL</b>		
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;	Decision
	(d) Fund transfers;	Decision
	(e) Investments;	Decision
	(f) Delinquent Tax Roll (Director Roberts);	Informational
	(g) Third party payroll services with Alliance Payroll Services, Inc.;	Decision
<b>GENERAL MANAGEMENT, FACILITIES AND MAINTENANCE</b>		
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;	Informational
8.	Walker House, including maintenance and repairs, including:	Informational
	(a) Proposal(s) for repair of wood rot;	Decision
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.;	Informational
11.	Cedar Park Fire Department "calls for service" log;	Informational
<b>LANDSCAPING</b>		
12.	Landscape maintenance, including:	Informational
	(a) Report from Parks Subcommittee;	Informational
	(b) Report from and directives to Priority Landscapes, LLC;	Informational
	(c) Proposal for installation of synthetic turf in Tumlinson Pool area (Estimate #2040);	Decision
	(d) Proposal for aeration of compacted turf at North Bell Boulevard entry (Estimate #2041);	Decision
<b>POOLS</b>		
13.	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
<b>STORM WATER SYSTEM AND CREEK MAINTENANCE</b>		
14.	Report from Water/Environmental Subcommittee;	Informational
15.	Storm Water Management Program (SWMP) under TPDES General Permit TXRo40000, including:	Informational
	(a) Permit Year 5 Inspection Report;	Informational
	(b) Professional Engineering Services Proposal for Storm Water Management Program from Jones Carter;	Decision
<b>ENGINEERING / DEVELOPMENT</b>		
16.	Engineering matters, including report from and directives to Gray Engineering, Inc.;	Informational
<b>PARKS AND NATURE TRAILS</b>		
17.	District parks and facilities, including:	Informational
	(a) Report from Community Garden Subcommittee;	Informational
18.	Scout items;	Informational
19.	District signage;	Decision
<b>RESTRICTIVE COVENANT ENFORCEMENT, WATER RESTRICTIONS AND DROUGHT MANAGEMENT</b>		
20.	Restrictive covenant enforcement, including:	Informational
	(a) Pending and contemplated litigation;	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
<b>COMMUNICATIONS / MEDIA / WEBSITE</b>		
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
<b>LEGAL</b>		
24.	Report from and directives to Armbrust & Brown, PLLC;	Informational
25.	Order Establishing Water and Wastewater Service Rates, Charges, Tap Fees and Park Fees, and Adopting General Policies with Respect to the District's Water, Wastewater and Drainage Systems;	Decision

<b>OTHER DISCUSSION / ACTION ITEMS</b>		
26.	Report from ad hoc subcommittee regarding fire protection service options;	Informational
27.	Review of directives;	Informational
28.	Review of Meeting Notes;	Informational
29.	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.