

August 19, 2020

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Mr. Talbot addressed the Board regarding Agenda Item 13. He does not want to pay another attorney to line their pockets.

- Matt Johns addressed the Board with a public comment. He thinks that Hunters Glenn should follow their own procedures to amend their deed restrictions, and there is no need to charge the rest of the District residents \$55,000 to override their rights by changing state law. He encouraged the Board to not assign an ACC via state law.
- Melvin Allick addressed the Board regarding Agenda Item 7, the position of a community/law enforcement liaison. He discussed some recent issues including online postings regarding community safety that had been removed. He seeks to assist neighbors by being a liaison for those unsure of what issues can be resolved via law enforcement.
- Sarah Teale addressed the Board with a public comment. She discussed Megan Dudo's campaign to become a Board member. She does not believe Ms. Dudo's platform is accurate and that she does not value constituent input.

Ms. Teale addressed the Board regarding Agenda Item 18b. She discussed Ms. Dudo and how she had discredited a neighborhood Facebook page and blocked anyone with a dissenting opinion, thereby expressing her disdain for the rules of public discourse.

Ms. Teale addressed the Board regarding Agenda Item 7. She said that Ms. Dudo does not allow for proper discourse on the Friends of Anderson Mill West Facebook page and will delete comments she does not like.

- A discussion ensued as Dir. Franke questioned Ms. Teale's relating Ms. Dudo's campaign to meeting agenda items.
- Ms. Teale addressed the Board regarding Agenda Item 13h, saying that Ms. Dudo had people join the Anderson Mill West Neighborhood Association dishonestly by having them pay for events that automatically registered them as part of the Association.
- Nancy Baker addressed the Board regarding Agenda Item 4, discussing a memorial plaque for Thomas Sacco, a neighborhood sports coach who frequently practiced at Hatch Pond and whose teams consisted largely of District residents.
- Jeanette Craig addressed the Board regarding Agenda Item 13j. She agrees with the first comment made during the meeting.
- Gerald Burgess addressed the Board with a public comment and regarding Agenda Item 9. He has lived in the District for 20 years and has experience in auditing, financial analysis, loan forecast, etc. regarding public records. He noted limits for what information can be released to the public, and that the MUD needs to ensure that information is prudently released. He would like to know who has requested thousands of pages of public records and what they intend to do with those records. This person should be transparent as to why the records were requested in the first place and what they will be used for.
- Natalie Bordelon addressed the Board with a public comment. She is displeased that her name is being brought up and says the people doing so make it difficult to live in the community. These same residents are hateful enough to accuse a mother of three of harassment, while someone running for the Board is following children, asking people for drugs, and attacking Board members.
- Carroll Norrell addressed the Board with a public comment. She cited her experience in dealing with varied and tense situations while working in education. She lives in Volente Hills and would like to encourage more civil discourse than what is taking place.
- Dir. Franke closed the public comment portion of the meeting.

- No action was taken on this item.

Agenda Item 2: *Presentations by Anderson Mill West Neighborhood Association, Inc., Hunter's Glenn Homeowners Associations, Inc., Lakeline Oaks Homeowners Association, Inc. and Volente Hills at Park Forest Owners Association, Inc.*

- Beth Jones reminded District residents that the Anderson Mill West Neighborhood Association exists to help everyone in the community and to better the entire community. She mentioned specific events to garner community involvement like Light Up the Park and other park improvements and functions. The Board of Directors has helped ensure that taxes remain low through their organization and ensuring that public areas are clean and maintained.

- No action was taken on this item.

Agenda Item 3: *Participation by the District in study of traffic issues related to Aster Pass and in other parts of the District*

- No action was taken on this item.

Agenda Item 4: *Report from the District's Engineer*

- Ms. Scales noted that water accountability is currently 125%; she has located three commercial irrigation meters that may not be reading accurately and could contribute to the inflated numbers. These are irrigation meters, so it is not unusual to have multiple zero reads, but the issue has been noticed as irrigation season continues. Replacement meters have been ordered and are on the way.
- Mr. Edmonson updated the Board on Sun Chase Park. He will continue to monitor the gradation of the drainage channel until revegetation is complete. The handrails have been installed on the footbridge.
- **Motion: Payment to Westar Construction in the amount of \$8,200.00 for completion of the footbridge in Sun Chase Park.**

Motion by: Dir. Zervigon  
Second by: Dir. Medrano

Aye: Dir. Franke  
Dir. Medrano  
Dir. Norton Ramirez  
Dir. Rocco  
Dir. Zervigon

Mr. Edmonson noted that this completes the project, and it was overall under the budget set for it.

- **Motion: Approve payment of \$29,719.80 to CRC for the completion of Phase 5 maintenance.**

Motion by: Dir. Zervigon  
Second by: Dir. Medrano

Aye: Dir. Franke  
Dir. Medrano  
Dir. Norton Ramirez

Dir. Rocco  
Dir. Zervigon

An issue with a tree on the sidewalk was noted; a walking path can be created around the crack so as not to endanger the tree. The elevated portion of the sidewalk would remain and be painted, but there would be a safe path around the area. The County will decide if this is an acceptable course of action.

- **Motion: Approve payment of \$9,200.00 to Westar Construction for the sidewalk repairs and construction of accessible ramps along Old Mill Road.**

Motion by: Dir. Medrano  
Second by: Dir. Zervigon

Aye: Dir. Franke  
Dir. Medrano  
Dir. Norton Ramirez  
Dir. Rocco  
Dir. Zervigon

- **Motion: Approve payment of \$1,250.00 to Fazzone for the CMU wall repair along Anderson Mill West.**

Motion by: Dir. Medrano  
Second by: Dir. Norton Ramirez

Aye: Dir. Franke  
Dir. Medrano  
Dir. Norton Ramirez  
Dir. Rocco  
Dir. Zervigon

Agenda Item 5: *Report from the District's landscape contractor on landscape maintenance and suggested landscape improvements*

- No action was taken on this item.

Agenda Item 6: *Report on Security Patrols; Increase/Decrease in Hours for Patrols; Contracts with Williamson County for Use of Vehicles by Off-Duty Deputy Constables & Deputy Sheriffs; Employment of Off-Duty Deputy Constables & Deputy Sheriffs*

- Robert Tijerina addressed the Board regarding security in the District. He noted that some schools will be back in session shortly, and patrols in the school zones will be increased. He also noted that some constable hours would change to cover night shifts because of recent issues in and near the District. He encouraged residents to speak with him about any issues they notice.
- Dir. Medrano has fielded concerns that people using Anderson Mill Pond are parking in the tall grass off Dies Ranch Road and there is concern this will cause a fire. Constable Tijerina said he will patrol that area as well.
- No action was taken on this item.

Agenda Item 7: *Creation of non-paid position of Community Liaison between the District and Law Enforcement and appointment of person to fill that position*

- Dir. Zervigon discussed a volunteer position that would liaise between District residents and law enforcement, suggesting Melvin Allick, a resident of the District and member of law enforcement, as a candidate.
- Mr. Allick spoke to his role in the District as a community member, a father, and a law enforcement officer, and explained how he can relate to community members in a neutral manner. His primary objective is to reach out to state resources as a liaison and provide real-time information for non-emergency questions and concerns that residents may have (e.g. unwanted approaches to people, unwanted approaches to children, harassment, parking issues, etc.) so they will know who best to contact. He would not participate in an investigation or an open investigation but rather will serve as a guide for residents so they can feel comfortable and live in a safe environment.
- **Motion: Create an unpaid position of community liaison between the District and law enforcement.**

Motion by: Dir. Zervigon  
Second by: Dir. Franke

Aye: Dir. Franke  
Dir. Medrano  
Dir. Zervigon

Abstain: Dir. Norton Ramirez  
Dir. Rocco

Dir. Rocco asked if other MUDs have a similar position, and if so, how it has worked for them. Constable Tijerina is aware of similar positions and noted that residents are more comfortable communicating and passing information with the liaison. Dir. Rocco is concerned that some residents may be disappointed if they are told that there is no recourse to their issue or that nothing can be done. It was specified that this position would be a point of contact only and would assume no liability.

- Dir. Franke noted that Mr. Allick prefers the position be advertised before a final selection is made. Dir. Zervigon would like to try to reach out to the other first responders in the district.
- **Motion: Authorize the Security Committee to proceed with identifying first responders in the neighborhood and add a post to the District website regarding the open position of community liaison.**

Motion by: Dir. Zervigon  
Second by: Dir. Franke

Aye: Dir. Franke  
Dir. Medrano  
Dir. Norton Ramirez  
Dir. Rocco  
Dir. Zervigon

**Agenda Item 8:** *Report from District Manager and Affected Persons, including Payment of Bills and Invoices and Transfer of Funds.*

- Ms. Scales presented the general manager's report.
  - Water accountability is currently 125%; master meters were tested and reported to be functioning correctly, so she had three irrigation meters checked that were potentially not

reading correctly. Replacement meters have been ordered and will be installed after receipt.

- There was a sewage back-up on Laurretta Wood; Wastewater Transport Systems was called out to clear the line while Inframark's maintenance technician was onsite. He televised the residents' sewer line as well as the neighbors', finding damage on the residential side. The residents are aware of the issue and noted their appreciation for both Wastewater Transport Systems and the Inframark technician.
- There are no updates on the sewer televising.
- Two vendors are auditing dead trees in the District parks; Sunscape is preparing to submit a proposal and one has already been received from the District arborist. Those quotes will be presented to the Parks Committee when they are prepared.
- Sunscape is working to receive the permits to remove the dead trees at Anderson Mill West.
- Ms. Scales has received 15 responses from the District's RFP for a parks master plan. The deadline to submit is September 4, and all proposals received by that date will be reviewed.
- A lift is being rented to replace the tennis court and basketball court lights. The lights are under warranty for replacement.
- Ms. Scales presented proposals add benches to the tennis courts at Anderson Mill West and Lakeline Oaks. These are ground-mounted player benches.
- **Motion: Accept the proposals from TF Harper to add benches at the Anderson Mill West and Lakeline Oaks tennis courts.**
  - Motion by: Dir. Franke
  - Second by: Dir. Norton Ramirez
  - Aye: Dir. Franke  
Dir. Medrano  
Dir. Norton Ramirez  
Dir. Rocco  
Dir. Zervigon
- Ms. Scales continued with the general manager's report. The Infrastructure Committee met but has no recommendations at this time.
  - After multiple failed attempts to contact the residents at 1\*\*\* Brighton Bend about their high usage and past due balance, Ms. Scales was able to contact the property owner. The residents were evicted on August 3, and billing information was supplied to the property management association to recoup the amount of the bill in court. The water service was disconnected entirely at the owner's request. The property owner's contact information and the property management agency's contact information have been recorded in the account.
  - Communication between Waste Management, Inframark, and Sage Management has been streamlined since the meeting with no major issues.
  - iPads have been delivered to the Board members.

- The Budget Committee has prepared a draft budget to be discussed later in the meeting.
- The burnt table at Sun Chase Park has been repainted.
- The yoga deck at Aster Pass was pressure washed prior to painting and is nearly complete.
- Overall water consumption continues to be higher than usual.
- One-hundred thirty-four delinquent letters were mailed out, but no tags were delivered and no disconnects made.
- Michael Luft presented the financial report.
- **Motion: Approve payment of bills and invoices totaling \$384,699.98.**

Motion by: Dir. Medrano

Second by: Dir. Rocco

Aye: Dir. Franke  
Dir. Medrano  
Dir. Norton Ramirez  
Dir. Rocco  
Dir. Zervigon

Agenda Item 9: Prior and pending Open Records Requests; costs incurred by the District and allowable costs to be charged to requestors

- Mr. Flickinger presented the current open records requests spreadsheet.
- No action was taken on this item.

Agenda Item 10: District Rate Order

- Mr. Flickinger presented the redline rate order.
- Dir. Franke noted the primary changes are to the quad apartments and to deposits. She would like this item to be on next month's meeting agenda for further discussion.
- No action was taken on this item.

Agenda Item 11: Directors Election/Elección de Directores

- Mr. Flickinger said that four candidates had announced their intention to run for office: Megan Dudo, Linda Fabre, David Flores, and Jana Norton Ramirez.
- **Motion: Authorize Board president to execute Joint Election Agreement from Travis County and Williamson County.**

Motion by: Dir. Rocco

Second by: Dir. Franke

Aye: Dir. Franke  
Dir. Medrano  
Dir. Norton Ramirez  
Dir. Rocco

Dir. Zervigon

Agenda Item 12: Report from the Parks Subcommittee

- Ms. Scales discussed potential signage for a dedication field at Hatch Pond. She will coordinate with Mr. Edmonson so the signage will match with other signs in the District. Placement and options can be discussed at the Parks Committee meeting.
- Ms. Baker suggested placing signage off Hatch Road near to the practice field.
- No action was taken on this item.

Agenda Item 13: Report from the Deed Restriction Committee

- Dir. Franke and Dir. Zervigon discussed the engagement of a lobbyist to work on behalf of the District, noting that it will give the MUD the right to negotiate for better roads and additional roadwork within the District from a third party.
- A lobbyist can assist with providing neighborhoods an easily instituted plan to have an ACC: currently, Hunters Glenn 2 has nothing, so any complaints and issues have been brought to the Anderson Mill West ACC instead. However, there is no way to rectify problems in that neighborhood. Using a lobbyist can create a process for Hunters Glenn 2 to have an ACC of their own. Dir. Zervigon noted that an HOA had been mandated by the deed restrictions within Hunters Glenn 2, but it was never formed and the opportunity to do so has now expired. This was not an issue when Cedar Park required building permits, but now there is no recourse beyond lawsuits.
- Dir. Zervigon additionally noted that this expertise is proposed at a lower price than is typical for engaging a lobbyist, and this specialized knowledge is necessary to enact legislation in place appropriately.
- Dir. Norton Ramirez said that the rest of the Board was hearing this information for the first time during this meeting and suggested the issue be postponed to next month's meeting.
- Dir. Medrano asked who would draft legislation if the District did not use a lobbyist; Dir. Zervigon replied that there is legislative counsel available in the House of Representatives.
- Dir. Franke asked that this letter be published to the District website and other media.
- No action was taken on this item.

Agenda Item 14: Report from the Investment Committee

- No action was taken on this item.

Agenda Item 15: Report from the Audit Committee

- No action was taken on this item.

Agenda Item 16: Report from the Bills & Invoices Committee

- No action was taken on this item.

Agenda Item 17: Report from the Budget Committee

- Mr. Flickinger noted that the typical process is to review the proposed budget, but it will not need to be approved immediately. However, the proposed tax rate will need to be set, and a hearing

date approved. Chris Lane prepared a report to provide a recommended debt service rate; the increase is restricted to 3.5% and an automatic election must be called if that rate is exceeded.

- Mr. Luft presented the proposed budget.
- Mr. Flickinger, Dir. Zervigon, and Mr. Luft discussed the property appraisals within the District; there was a decrease in valuation of properties, so taxes will decrease even if the same tax rate is maintained.
- **Motion: Set a proposed tax meeting date on September 14 at 6:30 p.m., with proposed rates of .3350 for M&O, .0500 for debt service, and an overall rate of .3850 (the same rate as last year).**

Motion by: Dir. Medrano  
Second by: Dir. Zervigon

Aye: Dir. Franke  
Dir. Medrano  
Dir. Norton Ramirez  
Dir. Rocco  
Dir. Zervigon

Agenda Item 18: *Report from the Customer Care Committee*

- No action was taken on this item.

Agenda Item 19: *Video recording of Board meetings by the District*

- No action was taken on this item.

Agenda Item 20: *Report from the Information Management Committee*

- Dir. Norton Ramirez updated the Board on the new District website: the final proof will be received soon and will be presented to the Board after review by the Committee.
- The proof will be reviewed next week and given to Mr. Flickinger's office for review as well.
- No action was taken on this item.

Agenda Item 21: *Report from the Infrastructure Committee*

- No action was taken on this item.

Agenda Item 22: *Report from the Management Committee*

- No action was taken on this item.

Agenda Item 23: *Report from the Solid Waste Committee*

- No action was taken on this item.

Agenda Item 24: *Report from the Records Modernization Committee*

- Dir. Franke said that the iPads have been received and distributed to the Board members.
- Dir. Norton Ramirez is working with Ms. Scales, Ms. Hester, and Mr. Flickinger to update the Google Drive.

- No action was taken on this item.

Agenda Item 25: Service provider/vendor evaluations

- Ms. Scales continues to work through the District's contracts; her next review will be of Jani-King.
- No action was taken on this item.

Agenda Item 26: Amendment to Operation and Maintenance Agreement between the District and Inframark, LLC

- Mr. Flickinger said that Agenda Items 26 and 27 were not ready for presentation; they are still being worked on in committee.
- No action was taken on this item.

Agenda Item 27: Bookkeeping Services Agreement between the District and Inframark, LLC

- No action was taken on this item.

Agenda Item 28: Traffic hazards in District; Request to County to Restrict through-truck traffic

- No action was taken on this item.

Agenda Item 29: License Agreements with Williamson and Travis Counties for solar speed signs; Traffic study by Williamson County; Stop sign installation at intersection of Alexandra Lane and Old Mill Road

- No action was taken on this item.

Agenda Item 30: Agreements with Williamson and Travis Counties for maintenance of right-of-way throughout the District, including trimming trees and other vegetation, and for placement of doggie bag dispensers

- No action was taken on this item.

Agenda Item 31: Minutes from prior regular and special meetings; Reconsideration of Minutes previously approved with oral revisions

- **Motion: Approve minutes from the July 15, 2020 regular meeting.**

Motion by: Dir. Norton Ramirez  
Second by: Dir. Zervigon

Aye: Dir. Franke  
Dir. Medrano  
Dir. Norton Ramirez  
Dir. Rocco  
Dir. Zervigon

Agenda Item 32: Adjournment

- **Motion: Adjournment of meeting at 9:56 p.m.**

Motion by: Dir. Medrano  
Second by: Dir. Norton Ramirez

Aye: Dir. Franke  
Dir. Medrano  
Dir. Norton Ramirez

Dir. Rocco  
Dir. Zervigon

 09/17/20  
Board of Directors

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Date