

**MINUTES OF SPECIAL MEETING OF THE BOARD OF DIRECTORS OF
WILLIAMSON-TRAVIS COUNTIES MUNICIPAL UTILITY DISTRICT NO. 1
HELD JOINTLY WITH A REGULAR MEETING OF DEED RESTRICTION COMMITTEE
OF WILLIAMSON-TRAVIS COUNTIES MUNICIPAL UTILITY DISTRICT NO. 1**

August 19, 2019

The Board of Directors of the District and its Deed Restriction Committee met in special meeting, open to the public, at the District Office at the Park at Lakeline Oaks, 1000 Old Mill Road, Cedar Park, Texas, on the 19th day of August, 2019 at 6:30p.m., with Directors present being President Catherine Franke, Secretary Chris Rocco, Assistant Secretary Luis Zervigon, and Assistant Secretary Art Medrano. Vice President Jana Norton Ramirez was absent.

Board President Catherine Franke called the meeting to order at 6:30 p.m.

1. **Receive Citizen Communication Regarding Restrictive Covenant Enforcement within the District.**

Deed Restrictions
Hunter's Glenn Service Agreement
Bookkeeping Records Requests for Hunter's Glenn 1 and 2
Beautification Funds

2. **Management report from Sage Management Services.**

July 2019 Day Report Summary.
July 2019 Night Report Summary.

3. **Pending appeals of fines for violations of the District's Rules Governing Violations of Deed Restrictions and pending appeals of classifications of violations of those rules.**

Secretary Chris Rocco made a motion to waive \$425.00 for the boat fine at residence 2506 Stenson. President Catherine Franke seconded the motion. All were in favor.

Luis Zervigon made a motion on appeal #1 to waive the \$100.00 fine and President Catherine Franke seconded the motion. All were in favor.

President Catherine Franke made a motion to waive the \$100.00 fine for appeal #2 and Assistant Secretary Luis Zervigon seconded the motion.

All were in favor.

Secretary Chris Rocco made a motion to remove the current fines for 1507 Brighton Bend and to have the owner understand if the violations occur again that fines will be due and payable in conjunction with the previous fines. President Catherine Franke seconded the motion. All were in favor.

4. **Report from the DRC and action restrictive covenant enforcement; Short-term rentals.**

Suggested to be posted on the website.

5. **Legislative update on new laws impacting deed restriction enforcement and HOAs.**

Discussed the 2019 Legislative Update (86th Legislative Session) HOA Update.

6. **District's Rules Governing Violations of Deed Restrictions and the procedures and tasks associated with enforcement of those rules.**

Nothing at this time.

7. **Process for reporting deed restriction violations, including communications with Sage Management and Directors.**

Nothing at this time.

8. **Bulk trash day violations.**

This continues to be an issue with Waste Management.

9. **Presentations by neighborhood associations and homeowners' associations within the District.**

Nothing at this time.

10. **Reports from ACCs.**

No report from ACC.

11. **Approval of minutes from prior DRC meetings.**

President Catherine Franke made a motion to accept the May and

July Minutes for the DRC and Assistant Secretary Art Medrano seconded the motion. All were in favor. President Catherine Franke made a motion to accept June Minutes for the DRC and Assistant Secretary Luis Zervigon seconded the motion. All were in favor.

12. Coordination of reporting between Sage Management Services and Inframark on fines.

Communication is good.

13. Lawsuit against owner of 1204 Boerne Drive, Lawsuit against owner of 2202 London Lane and other deed restriction enforcement actions pending with the District's attorney or requiring legal advice from the District's attorney.

This item was discussed in executive session at the end of the meeting.

14. Funding for and interaction with neighborhood associations and homeowners' associations within the District to facilitate the operation of the architectural control committees, deed restriction enforcement and other functions of such associations.

No action taken on this item.

15. Resolution Authorizing Distribution from Beautification Funds for Hunter's Glenn Sign Repairs.

Attorney Bill Flickinger presented a Resolution by the Board of Directors of Williamson-Travis Counties Municipal Utility District No. 1 Authorizing Distribution from Beautification Funds for Hunter's Glenn Sign Repairs. Assistant Secretary Luis Zervigon made a motion to approve \$450.00 from Beautification Funds to cover the installation cost of the Hunter's Glenn sign; President Catherine Franke seconded the motion. All were in favor.

16. National Neighborhood Night Out (October).

The 2nd of October is National Neighborhood Night Out, which the District encourages neighborhoods to have gatherings. District funds are available and can be reimbursed through the Board.

Assistant Secretary Luis Zervigon made a motion to authorize \$400.00 per neighborhood to be dedicated to National Neighborhood Night Out and President Catherine Franke seconded the motion. All were in favor.

17. Live video streaming and video recording of Board meetings by the District; Upgrades to equipment and technology at 1000 Old Mill to facilitate such video broadcasts and recordings.

Still working on it.

18. **Online postings; Inaccurate or misleading site names and District information; Communications to residents to correct misstatements.**

Nothing at this time.

19. **Answers to prior questions from residents regarding District matters.**

Nothing at this time.

20. **Receive citizen communications regarding matters not related to restrictive covenant enforcement in the District.**

Nothing at this time.

President Catherine Franke announced that the Board of Directors will go into closed session for consultation with the District's attorney pursuant to Section 551.071 of the Texas Government Code regarding matters related to Agenda Item No. 13. The Board went into closed session at 7:20 p.m.

At 7:58 p.m., President Franke announced that the Board of Directors has concluded its closed session and is returning to open meeting, and that no action was taken during the closed session.

21. **Adjourn.**

Secretary Chris Rocco made a motion to close the meeting and Assistant Secretary Luis Zervigon seconded the motion. All were in favor. The meeting was adjourned at 8:00 p.m.



President

ATTEST:



Secretary