

CERTIFICATE FOR ORDER OR RESOLUTION

THE STATE OF TEXAS

COUNTIES OF WILLIAMSON AND TRAVIS

The undersigned officers of the Board of Directors of Williamson-Travis Counties Municipal Utility District No. 1 of Williamson and Travis Counties, Texas (the "District") hereby certify as follows:

The Board of Directors of Williamson-Travis Counties Municipal Utility District No. 1 convened in regular session on the 16th day of OCTOBER, 2024, at The Park at Lakeline Oaks located at 1000 Old Mill Road, Cedar Park, Texas 78613, a location within the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to wit:

Hanoi Avila	President
Kelley Masters	Secretary
Linda Fabre	Treasurer
David Flores	Assistant Treasurer
Beth Jones	Director

And all of said persons were present, except for the following absentees: None, thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting:

A RESOLUTION OF THE BOARD OF DIRECTORS OF WILLIAMSON-TRAVIS COUNTIES MUNICIPAL DISTRICT NO. 1; PROVIDING FOR CENSURE OF DIRECTOR LINDA FABRE; PROVIDING FINDINGS OF FACT; PROVIDING FOR OPEN MEETING

was introduced for the consideration of the Board. It was then duly moved and seconded that the Order of Resolution be adopted, and, after due discussion, the motion, carrying with it the adoption of the Order or Resolution prevailed and carried by the following vote:

AYES: H. Avila, B. Jones, K. Masters

NOES: D. Flores Abstention: L. Fabre

That a true, full and correct copy of the aforesaid Order or Resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; and that said Order or Resolution has been duly recorded in said Board's minutes of said meeting; that the persons named in the above and foregoing paragraph were duly chosen, qualified and acting officers and members of the Board as indicated therein, that each of the officers and members of said Board was duly and sufficiently notified officially and personally, in advance, to the holding of said meeting for such purpose; that said meeting was open to the public as required by law; that public notice of the time, place and subject of said meeting was given as required by the Texas Government Code, §551.043, as amended, and §49.063 of the Texas Water Code, as amended, and that the undersigned are the duly chosen, qualified and acting officers of the current Board of Directors.

SIGNED AND SEALED this 16th day of October 2024.


Secretary, Board of Directors


President, Board of Directors [SEAL]

A RESOLUTION OF THE BOARD OF DIRECTORS OF WILLIAMSON-TRAVIS COUNTIES MUNICIPAL UTILITY DISTRICT NO. 1; PROVIDING FOR CENSURE OF DIRECTOR LINDA FABRE; PROVIDING FINDINGS OF FACT; PROVIDING FOR OPEN MEETING

WHEREAS, Williamson-Travis Counties Municipal Utility District No. 1 ("District") is a political subdivision of the State of Texas, created and operating under Chapters 49 and 54, Texas Water Code; and

WHEREAS, pursuant to Section 49.051, Texas Water Code, the District is governed by a board of directors ("Board"); and

WHEREAS, pursuant to Section 49.057, Texas Water Code, the Board "shall be responsible for the management of all the affairs of the [D]istrict"; and

WHEREAS, the Board finds that, throughout 2024, Director Linda Fabre has repeatedly and consistently abused her title of office by undermining public confidence in duly adopted resolutions, acting unilaterally without the knowledge or consent of a quorum of the Board, interfering in the business of other MUDs to the detriment of the District, harassing and threatening other Directors and Contractors, and surveilling the homes of other Directors:

WHEREAS, on January 17, 2024, the Board met in open meeting and adopted an Order Establishing Deed Enforcement Procedures. Director Fabre voted 'aye'.

On January 31, 2024, the Board met in open meeting and discussed pending deed restriction complaints. During the meeting, Director Fabre described the new policy as "inequitable".

On February 6, 2024, Director Fabre emailed a resident proposing an entirely new system of Deed Enforcement that had not been proposed or discussed with the Board. Her proposed system would place the onus on residents to sue each other for violations of restrictive covenants. (Exhibit A)

Director Fabre showed bad faith by voting in favor of a policy she did not agree with and almost immediately characterizing the policy as "inequitable" while beginning to lobby for her preferred policy. Her action undermined public confidence in duly adopted District policies.

WHEREAS, in open meeting on November 15, 2023, the Board reconsidered the need for Deputy Roosevelt Monroe Stinson of the Williamson County Precinct 2 Constable's Office to be present at Board of Directors meetings. After discussion, the Board took no action, opting to continue using Constable Stinson's services at Board of Directors meetings.

On April 17, 2024, Deputy Stinson texted Director Fabre asking "Is there a meeting tonight? And so [sic] I need to attend?" Director Fabre replied, "There is a meeting but we are plenty safe for you to take the night off." (Exhibit B)

Deputy Stinson inferred that his services were no longer required and did not attend April or May's meetings of the Board of Directors.

Director Fabre had no authority to terminate Deputy Stinson's services unilaterally.

At the May 15, 2024, meeting of the Board of Directors, Director Jones inquired as to why Deputy Stinson was not present:

Director Jones: Do we know where he is tonight? Monroe?

Director Fabre: I have no idea.

Director Jones: Makenzi, do you know where he is tonight?

Director Fabre: Did you call him, Makenzi? Did you invite him?

Ms. Scales: No, I am not, I have never been asked to invite Monroe to the regularly scheduled board meeting dates. In the past I was told that he would, if the meeting date changed, typically get his information from you, Linda, but no, I have no – I spoke to him today, yes, but it was strictly because I had not received the timesheets I had requested from Johnson, and Johnson told me he had provided them to Monroe. He said-

Director Fabre: He has, in the past, called and asked me if there was a meeting, but he didn't call me - today.

It is more than reasonable to conclude that Director Fabre knew exactly why Deputy Stinson was not in attendance. She offered no information to the Board and the public about having instructed him not to attend in April and answered questions literally to avoid outright falsehood; careful, lawyerlike answers do not equal transparency and accountability. Reprehensibly, she was not only not forthright about her role in the constable's absence but attempted to falsely place the responsibility at the feet of an innocent District contractor.

WHEREAS, on May 28, 2024, Director Fabre, then President of the Board of Directors, sent an email to the Board of Directors of Fern Bluff Municipal Utility District ("Fern Bluff") under the subject of "May 28, 2024 Citizen Communication Follow Up". In the email she chided the Fern Bluff Board regarding a recently concluded legal matter and informed them that she had filed a complaint with the Office of the Attorney General regarding a recent Public Information Act Request. (Exhibit C)

On May 30, 2024, the District General Manager of Fern Bluff responded to the entire Board of WTC MUD #1, stating in part "It's confusing to me why you wish to involve yourself in our district's affairs. Unlike your district, I can assure you that each of our board members is fully aware and apprised of all district business and have no need for your education."

Even though Director Fabre was holding herself out to Fern Bluff as a private citizen, and sent the email from her private email, her position and reputation is well known by Fern Bluff. It is impossible for her personal actions in this episode to be divorced from her public position as a Director, as evidenced by Fern Bluff emailing the entire WTC MUD #1 Board in response. This interference in the business of other districts tarnishes the reputation of THIS District, further limits the pool of contractors willing to work for us, exposes us to potential adverse litigation, and takes attention away from important District business.

WHEREAS, in January 2024, Director Fabre became aware that Director Hanoi Avila was keeping hens in his backyard. While this is a violation of the restrictive covenants of the

section where he lives, the newly adopted Deed Enforcement Policy was based on complaints; no neighbor of Director Avila had complained.

On March 17, 2024, in a Bills and Invoices Committee meeting, Director Fabre told Director Kelley Masters that she wanted to remove Director Avila from the Deed Restriction Committee (DRC) and place herself or Director David Flores on it in his place. Director Fabre stated that if Director Avila would not step down behind the scenes, she would “have to” discuss his chickens in a public meeting. (Exhibit D) While Director Fabre first attempted to do this in closed session on March 20, 2024, the District’s Attorney advised that this was not a topic eligible to be discussed in closed session, and Director Fabre plunged ahead with her exposé in open meeting.

On that night the Board voted to make no changes to the DRC.

Director Fabre continued to inflame public sentiment against Director Avila, as evidenced by public comments by her allies at subsequent meetings – none by his own neighbors.

On August 20, 2024, Director Fabre took advantage of the fact that the Deed Enforcement Rules allow a Director to file a complaint about a violation in any section of the district to file a deed violation complaint against Director Avila. She does not live in his section and no neighbors of Director Avila had complained. The complaint was accompanied by a photo of Director Avila’s private backyard that was clearly taken by someone who had reached over his neighbor’s back fence. (Exhibit E)

This breathtaking privacy violation is antithetical to the values of this Board and this District. This Board will not tolerate this behavior and condemns it in the strongest possible terms.

WHEREAS On August 21, 2024, immediately following the meeting of the Board of Directors, Director Avila was signing checks at the dais. Director Fabre began to berate him in front of several witnesses, including Makenzi Scales of Inframark and Lisa Rickert of Artesian Financial Services, telling him that he was “a corrupt minister” and “in bed with” District contractors. Director Fabre threatened to show up at Director Avila’s church on the upcoming Sunday to “expose you to your parishioners for the fraud you are”. (Exhibits F,G, K)

This Board will not tolerate a Director threatening another Director and condemns this behavior in the strongest possible terms.

WHEREAS, on September 25, 2024, Hilary Avila, wife of Director Avila, was at her home seated at a table with an unobstructed view of the street. She observed a vehicle matching the description of the gray Honda CRV belonging to Linda Fabre drive slowly past her home. The passenger (a person unknown to Ms. Avila) took their phone out and pointed it out of the passenger window at the home, appearing to be recording the home as the vehicle drove very slowly past. Security footage at that time captured a gray vehicle outside the home. (Exhibits H and I)

This Board will not tolerate a Director surveilling the homes and families of any Director or Resident of the District for political purposes. Any possible rebuttal that there is nothing illegal about recording someone’s home from the street misses the fundamental point that this behavior is far outside commonly accepted social norms. It is not ethical or honorable and has no place in a civil government. We condemn this incident in the strongest possible terms.

WHEREAS, numerous District contractors have been subject to harassment, defamation, unreasonable requests, and have also observed Director Fabre's behavior. (Exhibits J and K)

WHEREAS, Director Fabre's continuous erratic, unstable, and aggressive actions have no place in a civil and functional government and have thrown the Board of this District into turmoil.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF WILLIAMSON-TRAVIS COUNTIES MUNICIPAL UTILITY DISTRICT NO 1, THAT:

SECTION 1. Findings of Fact. The above recitals are true and accurate legislative findings of fact. The recitals are adopted and incorporated herein for all purposes.

SECTION 2. Censure of Director Linda Fabre.

- (a) The Board hereby censures Linda Fabre for the reasons provided above.
- (b) All persons are hereby notified that, unless explicitly indicated in writing and by the signature of the President of the Board, Director Fabre neither speaks for, nor otherwise represents, the Board or the District as a whole.
- (c) The Board hereby notifies the District's Consultants that, henceforth, they are under no duty to interact with Director Fabre, whether in person or in writing.
- (d) By adopting this Resolution, the Board adopts a vote of no confidence in Director Fabre and finds that she has consistently failed to faithfully execute the duties of her office. Therefore, by way of separate resolution and for the reasons provided above, the Board will further consider removing Director Fabre from all District committees and all officer titles within the Board.
- (e) **Section 3.** Open Meeting. The Board has considered this resolution during a duly noticed meeting that was open to the public, in compliance with Chapter 551, Texas Government Code, and Section 49.063, Texas Water Code.

PASSED AND APPROVED this 16th day of October 2024.

/s/ Hanoi Avila

President, Board of Directors

ATTEST:

/s/ Kelley Masters

Secretary, Board of Directors

(SEAL)

Exhibit A



Kelley Masters <kmasters@wtcmud1.org>

Re: Deed Enforcement: Unintended Consequences

Linda Fabre <lfabre@wtcmud1.org>
To: Shannon B <shannon.baur@gmail.com>
Cc: kmasters@wtcmud1.org

Tue, Feb 6, 2024 at 10:27 AM

Shannon,
Thank you for your email.

Deed enforcement is proving to be more difficult than imagined for all the reasons outlined in your message, and more. It is becoming more and more apparent to me why many MUD's do not exercise the authority granted by the water code to enforce the deed. It's a palaver.

Perhaps there is another way we could be helpful in these situations without taking ownership of the problem.

What if we were to address each Complainer with a standard form letter that directs them to the recourse offered in their deed. That is, suing your neighbor into compliance. The onus is on them. They can fix any legitimate violation for \$125.00 in small claims court and guarantee it never happens again with an injunction. If they prevail, they likely get their \$125.00 back and the problem is resolved forever.

The MUD's role could be to send 1 courtesy letter to the Offender that informs them of the complaint, includes a copy of the deed that demonstrates the alleged violation is in fact prohibited by the document and informs them that their neighbor has a right to sue them into compliance.

The Complainer would be sent a letter with acknowledgement of the complaint, a copy of the Offenders deed where the explicit violation is highlighted, a copy of the letter the MUD sent to the violator and links to the small claims court solution for their respective county. That gives them the means and the evidence to support their claim.

If the reported violation is not restricted by the deed, then a standard letter is sent to the Complainer along with a copy of the deed, informing them that their complaint is not restricted by the deed along with the path to the small claims solution should they wish to pursue it through the court anyway.

Everyone gets heard, and everyone is afforded the same solution. The MUD would not need to be involved beyond that.

I am interested in any approach that you think might serve this District that would provide for an equitable solution. Perhaps we've gotten too close to the subject to see it clearly? I would appreciate your insight.

Yours in Service,
-Linda

On Tue, Feb 6, 2024 at 9:46 AM Shannon B <shannon.baur@gmail.com> wrote:
Directors Fabre and Masters:

Thank you for your current work at the MUD in enacting changes.

I appreciate that Deed Restriction Enforcement has been a tough issue since many voters would like to see some form of it to avoid what AWANA has coined "the Wild West".

Your currently voiced strategy (loosely stated) is to not enforce Deed Restrictions unless a resident complains. This may have come from a desire to keep the peace and have a policy that can be under the control of the sensibilities of the residents of that area. Peacekeeping is a goal I am thrilled to see. However this current plan of action had an unfortunate unintended consequence.

Exhibit A

As both of you know my husband ran for MUD Board in 2022 and was the victim of slander from a group called AMWANA. Two days after your MUD ruling on Deed enforcement and a flooding complaint, the neighborhood drunk, a friend of AMWANA members, saw me outside and began to accuse me of flooding my neighbors yard. My neighbor, who I have a great relationship with, also was treated to this man trying to convince him to be mad at us for allegedly flooding his yard. We were both annoyed and stunned. My neighbor politely informed the man that we are at the bottom of the slope and both of our yards are flooded with everyone's yard water, pesticides and pet waste every time it rains heavily. It's called gravity.

The next day a neighbor of an AMWANA member, who I have never seen before, moseyed up to me as I am gardening and started grubbing around for information. This strategy of "gotcha game" has been played out for years in the AMWANA members who became MUD Board Directors. The terror of accusation was used to harass many people who didn't even have a particular restriction obligation.

Unfortunately any malcontent can create an atmosphere of division and McCarthyism when a baser desire of, to be colorful about it, being a peeping Tom or pot stirrer against one's perceived victims or enemies, is encouraged.

While you meant well, vile people will use even the nicest things as weapons against their victims. The terror of accusation has been used and encouraged all through this district, and made it a horrible place to live. That alone lowers a property value to a buyer.

Thankyou for the time and effort you have put into this matter, but would you please reconsider this plan?

Lastly, on a legal note:

Some of the same voters who lobby for Deed Restriction Enforcement reside in Home Owners Associations which the MUD voluntarily does not police. Meaning, these are voters wanting WTCMUD1 Deed Enforcement, yet do not have to oblige themselves to WTCMUD1 Deed Enforcement. Logically, since the MUD chooses not to enforce Deed Restrictions in Home Owners Association sections, there is demonstrable selective enforcement. Even if there was a dire issue that needed legal attention by the MUD, WTCMUD1 will have watered down its enforcement policy creating an avenue for any LLC that has let an rental house become a threat to its neighbors claim the MUD was selective in its enforcement.

Thank you for your service and attention in this matter. I appreciate the needle you are having to thread.

Shannon Baur
1401 Texas Oak Way

Exhibit B

Affidavit of Monroe Stinson

State of Texas

County of WILLIAMSON

Monroe Stinson, being duly sworn deposes and states as follows:

1. My name is Monroe Stinson. I am of sound mind and capable of making this affidavit.
2. I am a Constable for Williamson County, Texas.
3. One of my jobs is to provide security for board meetings of the Williamson-Travis County Municipal Utility District Number One (WTC MUD #1).
4. On April 17, 2024, I texted Linda Fabre, then-board President of WTC MUD #1 to ask if there was a meeting that evening and if so, was my attendance required.
5. She replied, "There is a meeting but we are plenty safe for you to take the night off." (See Exhibit A)
6. I did not attend the next meeting of the board on May 21 because I was under the impression that I was no longer needed at the meetings.
7. On May 21, 2024, I spoke with Cole Konopka, attorney for Williamson-Travis MUD #1, who asked me for the reason I did not attend in April and May. I relayed to him the facts above. Mr. Konopka asked me to attend June's meeting, and I agreed.
8. I have attended all meetings of the board since June 2024.

Dated:

10-11-2024

Signature:

Monroe Stinson

Monroe Stinson

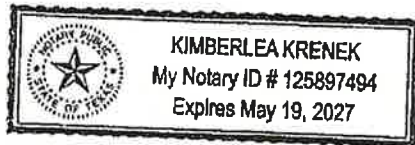
Notary Public

Kimberlea Krenek

Printed Name

Kimberlea Krenek

Signature



My commission expires:

May 19, 2027

Exhibit B





Kelley Masters <kmasters@wtcmud1.org>

Linda Fabre

Janey Miller <janey.miller@fernbluffmud.org>

Thu, May 30, 2024 at 10:09 AM

To: "lfabre@wtcmud1.org" <lfabre@wtcmud1.org>, "havila@wtcmud1.org" <havila@wtcmud1.org>, "kmasters@wtcmud1.org" <kmasters@wtcmud1.org>, "dflores@wtcmud1.org" <dflores@wtcmud1.org>, "bjones@wtcmud1.org" <bjones@wtcmud1.org>

Ms. Fabre, your email sent to our board of directors was forwarded to me as the district's general manager.

It's confusing to me why you wish to involve yourself in our district's affairs. Unlike your district, I can assure you that each of our board members is fully aware and apprised of all district business and have no need for your education.

Respectfully, based on your and your district's reputation in the MUD community, I would suggest you concentrate on the issues within your own board and district.

Full Transparency: This email, which includes below the text of your email sent to our board, is being sent to your other board members and your district's attorney.

Janey Miller, General Manager

Fern Bluff MUD

7320 Wyoming Springs Dr.

Round Rock, TX 78681

512-238-0606 office

512-788-0336 cell

From: Linda Fabre <mjlrfabre@gmail.com>

Sent: Wednesday, May 29, 2024 3:58 PM

To: XXXXXXXXXXXXXXX

Subject: May 28, 2024 Citizen Communication Follow Up

Dear Fern Bluff Board of Directors,

I wanted to ensure each of you had the chance to review the certified transcript from the March 28, 2024 hearing regarding your case against Nick Steward and Whendy Martinez for a car cover not prohibited by their deed. The transcript records your representation by Mr. & Mrs. Evans and sheds light on why the Judge ruled in favor of the defendants.

Additionally, I wanted to make sure you had the Order Granting Defendants' Motion for Summary Judgment and the denial of claims brought against them in the event you were not aware of the conditional attorney fees and court costs they have already been awarded when they prevail in any future filings initiated by the Board because the facts in this case have not changed. Cumulatively, the amounts total \$83,500.00.

I've also attached your July 12, 2012 'Amendment to Authority to Appoint Members of the Architectural Control Committee' where Section H of the Amendment "the District desires to amend the Restrictions to give the District the authority to appoint the members of the ACC under the same terms as the Restrictions."

Following the amendment document is the Fern Bluff section 2 deed. Please direct your attention to IV. Term, paragraph 2 - "Any such instrument of amendment or termination must be executed and acknowledged by fifty-one percent (51%) of

Exhibit C

the then owners of lots encumbered by this Declaration and filed of record in the Deed Records of Williamson County, Texas." You can read the rest yourself for a full understanding of your obligations to your constituency.

In closing, on March 28, 2024, I requested under the Public Information Act, all of the legal expenses incurred for this case. Your attorney did not respond, and did not request an exception from the Attorney General's Office to allow him to withhold the information. As a result I have filed a complaint on the matter with the Attorney General's Office. Transparency is one of the guardrails that prevents governments from abusing their power.

Yours In Service,

-Linda Fabre

Exhibit D

Affidavit of Kelley Masters

State of Texas

County of WILLIAMSON

Kelley Masters, being duly sworn deposes and states as follows:

1. My name is Kelley Masters. I am of sound mind and capable of making this affidavit.
2. I am a Director of Williamson Travis County MUD #1 (WTC).
3. Near the beginning of my tenure on the WTC Board in mid-2023, Director Linda Fabre told me that she had photos Director Hanoi Avila's house showing that he was storing children's bikes and toys on the side of the garage, and that she would use the photos if he ever tried to cite a resident for the same infraction.
4. At a regular meeting of the Board on October 18, 2023, Lisa Rickert of Artesian Financial Services made a long speech taking the Board (mainly Director Fabre) to task for consuming an unreasonable amount of Artesian's time and focusing on minutiae. This infuriated Director Fabre. She called me on the way home to tell me she was going to submit open records requests to every district Artesian serves and "destroy her" (Ms. Rickert).
5. Around the end of January 2024, Director Fabre became aware that Director Avila was keeping backyard chickens.
6. On March 17, 2024, during a meeting of the Bills and Invoices Committee, on which I was at that time seated, Director Fabre told me that she wanted to remove me and Director Avila from the Deed Restriction Committee (DRC) and place herself and Director David Flores on the committee.
7. While I had, in early January, asked her to take me off the DRC, by March 17 I was aware that Director Fabre had declared our new complaint-based Deed Enforcement policy (for which she voted in favor) "inequitable" and had written to me and a District resident proposing a new policy wherein the MUD's role in deed enforcement would be to "educate" residents about how to sue each other in small claims court for alleged violations of the restrictive covenants.
8. Because the new complaint-based policy was only in its infancy, and because I do not believe that encouraging residents to sue each other is good public policy, I told Director Fabre on March 17 that I wanted to stay on the committee. She acquiesced but told me that Director Avila would not remain on the committee because he was keeping chickens in violation of his deed. I reminded her that none of his neighbors had complained, and I encouraged her to talk to him privately. She said she would, but that if he would not step down from the committee, she would "have to" bring up his backyard chickens in open meeting.
9. In 2020, Director Fabre passionately defended a resident's right to keep a pot-bellied pig that was the subject of numerous resident complaints (Exhibits A-E). Based on the evidence available and my knowledge of Director Fabre's strong and well-known feelings about deed enforcement by the MUD, I believe Director Fabre was using Director Avila's chickens as an excuse to put herself or an ally on the DRC and begin to

Exhibit D

implement her desired policy. I live less than a mile from the District's boundary and keep chickens; she has visited my home and chicken coop the previous year, and even asked to pet one of my chickens; she never expressed any health and safety concerns about backyard chickens until Director Avila refused to step down from the DRC.

10/15/2024

Dated

Kelley Masters
Kelley Masters

Notary Public

Katherine Newnam

Printed Name

K Newnam
Signature

My commission expires:

08-01-2027



EXHIBIT A

Community Forum for WTC MUD 1's Post



Linda Fabre

Luis is lying. Sage Management has harassed HG2 residents for what they deemed ACC violations. They were challenged by a resident and now the MUD wants control. SAY NO Hunter's Glenn 2!

4y Like Reply Edited



David Flores

In your opion

4y Like Reply



Linda Fabre

It costs \$125.00 to take your neighbor to small claims court if they're violation is so egregious.

4y Like Reply



Jana Norton

That's a lot for some. There's a pig near me.

4y Like Reply



Linda Fabre

Jana Norton pigs are pets.

4y Like Reply



Jana Norton

Hilarious. Chickens too. Yay.

4y Like Reply



David Flores

It is

4y Like Reply



David Flores

So why are we doing this?

4y Like Reply



David Flores



4y Like Reply



Comment as Kelley Masters



EXHIBIT B

11:18

Debbi Henery

Anderson Mill West · 4y ·

4y 1 Like Reply Share

Linda Fabre · Anderson Mill West 2

Lisa Cummings - check with Jana on the details. She sent me this message 2 days ago
 "All I know is the yard stinks. It smells. They burn fires and all I can do is to have neighbors report it." She'll be able to give you all the details but please, take that offline with her. Try to focus your outrage on a 5 member MUD Board yucking it up about someones pet. (Jana was a part of the discussion.) This behavior happens at almost every meeting about someone or something. Surely you don't condone that behavior? If you'd like to help Ms. Debbi, I'll run over a petition for you to sign that supports her keeping the pig. My husband is a notary and we'll notarize your signature to seal in your support. Say when! (edited)

4y 2 Like Reply Share

Linda Fabre · Anderson Mill West 2

Crystal Haislip, YES!! I love your

Add a comment...

Home Search Post For Sale Notifications

11:18

Debbi Henery

Anderson Mill West · 4y ·

4y 2 Like Reply Share

Linda Fabre · Anderson Mill West 2

Crystal Haislip, YES!! I love your approach. Let's grab signatures from her neighbors that will support her. Seems like an excellent place to start. Message me for my #. And thank you - for stepping up for a complete stranger. "Won't you be my neighbor?" (Mr. Rogers) (edited)

4y 2 Like Reply Share

Sid Batson · Anderson Mill - Harper

Every MUD Board member should be FIRED for their conduct in discussing the matter.
 Wholly inappropriate and misconduct in the least in their words and predisposi...

4y 4 Like Reply Share

Sharon Marone · Twin Creeks

The use of word swine or pigs typically refers to meat animals when referring to livestock, potbelly pigs are not meat animals, therefore shouldn't be

Add a comment...

Home Search Post For Sale Notifications

EXHIBIT C

11:15

92


 **Debbi Henery**
Anderson Mill West · 4y · 🏠

 **Linda Fabre** · Anderson Mill West 2

Ms. Debbi's beloved pig is fine for now. Jana mentioned on Monday night at the deed restriction meeting her concern for the animal because apparently, someone thought it might be neglected. (The meeting is recorded if you're interested in the entire discussion about this pig.) The Deed Enforcement Contractor added additional second and third hand accounts of what neighbors had to say and Jana remarked she felt sorry for the pig.

What should have happened if in fact the concern was for the well being of this animal, is a call placed to Williamson County Animal Control for a welfare check on the beloved pet pig.


Unfortunately, the MUD Board voted unanimously to have the attorney for the District send Ms. Debbi a letter that begins with promises that fines will be levied, and water services will be severed if the fines are not paid... claiming her pet is livestock. The worst part of the letter is the ending... 'we have located a farmer in Florence, Texas who would be willing to take ownership

 Add a comment...

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-  For Sale
-  Notifications

11:15

92

 **Debbi Henery**
Anderson Mill West · 4y · 🏠

who would be willing to take ownership of the pig going forward'.

Imagine this letter arriving in your mailbox. First notice about the problem from an attorney no less, and given until October 2, 2020 to rectify. A letter filled with all the bad things that are going to happen to her and her family, and her pig has been found a new home! Of course she is upset, as is the elderly lady she cares for with Alzheimer's who is now fearful that they will come for her dog next.

I reached out to Debbi yesterday when I saw her post here and have offered to find her some help with this situation. Her beloved pot belly pig is her pet and provides emotional support for her and her family. The whole situation was handled poorly.

I don't know the first thing about pigs, cows, horses, dogs or chickens. But I know who does. Williamson County Animal Control. If the concern was truly the well being of the animal, that's who you call. What I do know is that I care about my neighbors and I will jump in

 Add a comment...

-  Home
-  Search
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-  Notifications

EXHIBIT C (part 2)

11:15

92



Debbi Henery

Anderson Mill West · 4y · 🏠

saw her post here and have offered to find her some help with this situation. Her beloved pot belly pig is her pet and provides emotional support for her and her family. The whole situation was handled poorly.

I don't know the first thing about pigs, cows, horses, dogs or chickens. But I know who does. Williamson County Animal Control. If the concern was truly the well being of the animal, that's who you call. What I do know is that I care about my neighbors and I will jump in with both feet when they reach out for help. Just like Ms. Debbi did. Hopefully, we can resolve this with a little common sense and a lot of compassion. (edited)

4y 🍷🍷 30

Like Reply Share



Matthew Whittington · Sun Chase... ⋮

It sure would be a lot simpler if one of those unanimously voting MUD board directors actually went up and talked to the neighbor. Just imagine the things... [See more](#)

4y 😊❤️🍷 22

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EXHIBIT D

11:16

92

 **Debbi Henery** Anderson Mill West · 4y ·  
 4y   2 Like Reply Share

 **Linda Fabre** · Anderson Mill West 2 

Link Wilson That's right. The original owner that used to live in her home abandoned the animal (in her home - he took off and left the pig there) and Ms. Debbi rescued it. She had already become attached to it and she knows how to care for it - so it seems a good fit.

4y  1 Like Reply Share

 **Corinne Forrester** · Anderson Mill... 


Jason Ferguson I agree the jokes were in poor taste, but that's what I would say if teenagers were joking about neighbors stinky pig being "incipient bacon." The fa... See more

4y  1 Like Reply Share

 **Jason Ferguson** · Anderson Mill W... 




Corinne Forrester agreed they should apologize for the insensitive comments.




4y  2 Like Reply Share


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EXHIBIT E


11:23  :   91

  **Debbi Henery**
Anderson Mill West · 4y ·  ⋮


 **Olivia Enriquez** · Deer Creek Ranch / C... ⋮


Who told you this?

4y Like Reply Share



 **Debbi Henery** Author · Anderson... ⋮


The mud district sent me a letter from an attorney

4y  1 Like Reply Share


 **Linda Fabre** · Anderson Mill West 2 ⋮


Debbi Henery a pot belly pig is not livestock, it's a pet. It's pretty cut and dry.


4y   10 Like Reply Share


 **Suzanne Simpson** · Cypress Creek ⋮


Water, cable, electric and some other unless through a central system can not be shut off from your land lord. You pay for these and have your own accounts. Legal issues here. I'm sorry... [See more](#)


4y  1 Like Reply Share


 **Kimberly S.** · Anderson Mill West ⋮

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Notifications

Exhibit E



Exhibit F

Affidavit of Hanoi Avila

State of Texas

County of WILLIAMSON

Hanoi Avila, being duly sworn deposes and states as follows:

1. My name is Hanoi Avila. I am of sound mind and capable of making this affidavit.
2. I am a Director on the board of Williamson-Travis Municipal Utility District #1 (WTC MUD #1).
3. On August 20, 2024, fellow Director, Linda Fabre, filed a deed restriction complaint against me for keeping chickens in my back yard, even though she does not live near me or even in my section, and none of my immediate neighbors have complained about the chickens. In fact, my neighbors are supportive of the chickens.
4. The back yards on my street are bordered by a light industrial office complex.
5. The complaint was accompanied by a photo of my back yard that could only have been obtained by someone who had reached over my neighbor's back fence without their permission. (See Exhibit A)
6. At the conclusion of the regular meeting of the board on August 21, 2024, I still needed to sign checks for the monthly bills, so I did not immediately leave the meeting room.
7. While I was signing checks, Ms. Fabre appeared to be extremely agitated. She began verbally berating me, telling me that I was "a corrupt minister" and "in bed with our contractors".
8. Ms. Fabre announced her intention to show up at my church on Sunday to "expose" me to my parishioners.
9. Several people were still in the room and heard this threat, including our operator, Makenzi Scales of Inframark, and our accountant, Lisa Rickert of Artesian Financial Services.
10. Ms. Fabre did not show up at my church the following Sunday.
11. On September 26, my wife Hilary told me that the previous morning she had observed Linda Fabre in her car on the street outside my home. Mrs. Fabre's passenger was holding their phone pointed towards our front yard as they slowed and appeared to be recording the front yard of my home.
12. Mrs. Fabre has created a hostile environment that makes it almost impossible to do the regular work of the District. I feel threatened and harassed by her actions, both personally and for my family.

Dated: 10/15/2024

Signature:

Hanoi Avila

Exhibit F

Notary Public

Katherine Newnam
Printed Name

K Newnam
Signature

My commission expires:
08/01/2027



EXHIBIT A

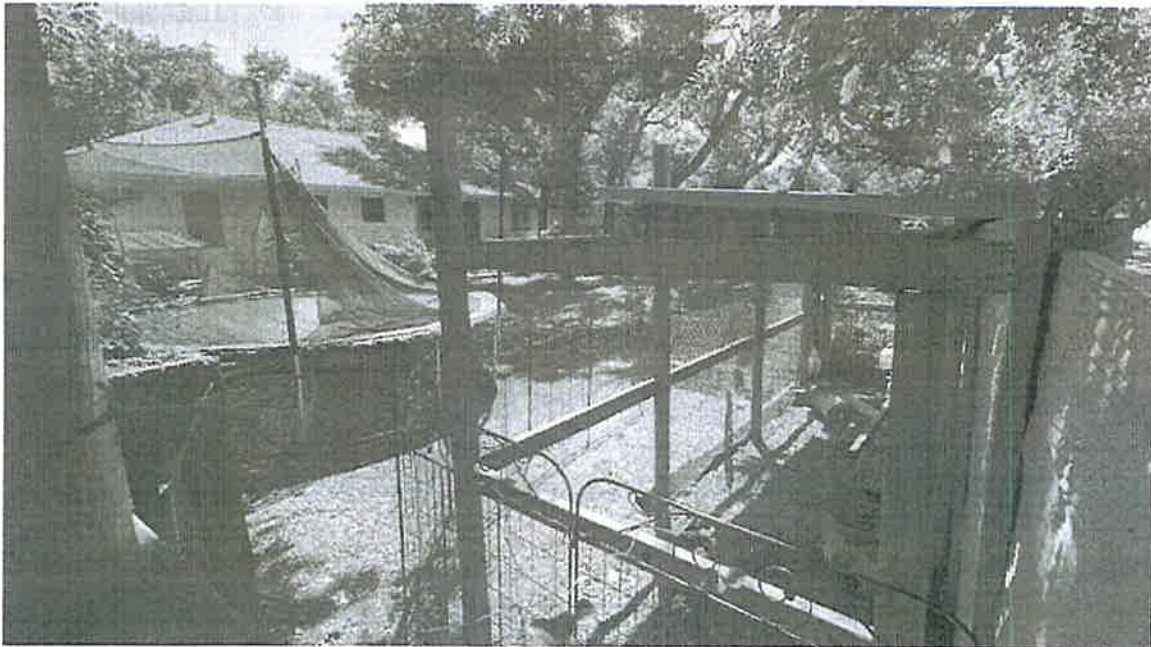


Exhibit G

Affidavit of Lisa Rickert

State of Texas

County of FORT BEND

Lisa Rickert, being duly sworn deposes and states as follows:

1. My name is Lisa Rickert. I am of a sound mind and capable of making this affidavit.
2. I am the contracted bookkeeper of WTC MUD #1.
3. My firm, Artesian Financial Services, LLC, provides bookkeeping services to the district and has since July 1, 2023.
4. On August 21st, 2024, following the regular board meeting, I saw Linda Fabre and Hanoi Avila having a conversation at the board table. They were still seated in the chairs they are in for the meeting. I walked up at the end of the conversation and could see the tension and heard Linda say that she would "see him in church on Sunday!". Hanoi responded with, "Yes, I will see you Sunday!". She walked away and I told Hanoi that it must be awkward, going to the same church. He said that they do not attend the same church and that she threatened to come to his church and tell all the congregation that he was a criminal and that he was taking money from Inframark. He also said that she told him that she would make it her mission to "ruin his life".

Dated:

10 / 15 / 2024

Signature:

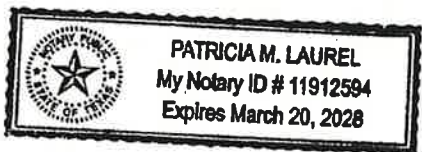
Lisa Rickert

Lisa Rickert

Notary Public

Patricia M. Laurel
Printed Name

Patricia M. Laurel
Signature



My commission expires:

03/20/2028

Exhibit H

Affidavit of Hilary Avila

State of Texas

County of WILLIAMSON

Hilary Avila, being duly sworn deposes and states as follows:

1. My name is Hilary Avila. I am of sound mind and capable of making this affidavit.
2. I am married to Hanoi Avila, a Director on the board of Williamson-Travis Municipal Utility District #1 (WTC MUD #1).
3. I live at 3113 Blazing Star Trail, Cedar Park, Texas, a property within the jurisdiction of WTC MUD #1.
4. Around 8:30 a.m. on Wednesday, September 25th. I was sitting at the table inside my home, after dropping my older children off at school.
5. I had an unobstructed view of the street from my seat.
6. I noticed a person well known to me as Linda Fabre, a Director on the board of WTC MUD #1, slow down in her gray Honda CRV on the public street outside my home.
7. Mrs. Fabre's passenger (an unknown person to me) took their phone out and pointed it out of the passenger window at my home as the car was slowly driving by, never coming to a stop. They appeared to be recording or taking photos.
8. I am unaware of any legitimate reason for another Director to be recording my home.
9. Mrs. Fabre lingered, but did not stay, and drove away. I was very uncomfortable and told my husband what I had seen when he got home.

Dated:

Hilary Avila

Signature:

10/15/2024

Hilary Avila

Notary Public

Katherine Newnam
Printed Name

K Newnam
Signature

My commission expires:

08-01-27

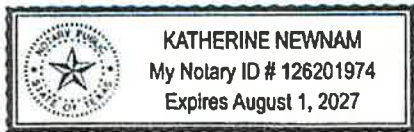


Exhibit I



Exhibit J

Affidavit of Lisa Rickert

State of Texas

County of FORT BEND

Lisa Rickert, being duly sworn deposes and states as follows:

1. My name is Lisa Rickert. I am of sound mind and capable of making this affidavit.
2. I am the contracted bookkeeper of WTC MUD #1.
3. My firm, Artesian Financial Services, LLC, provides bookkeeping services to the district and has since July 1, 2023.
4. Our firm presented a preliminary budget to the Finance committee (Linda Fabre and Kelley Masters), in a pdf format for review in August 2023. Linda Fabre took the preliminary budget, removed all GL codes and changed the description and amounts on several line items, even deleting some line items. We learned after the fact that she presented this budget at a special meeting on September 6, 2023 prior to the regular meeting on September 13th the date we were scheduled to review and adopt the budget. I confirmed with attorney Cole Konopka that she requested the special meeting and instructed his office that we not be included in a notification to attend. I discussed this at the next meeting that we would have to change and clarify the budget for us to be able to incorporate the data into our financial systems for reporting. I spoke of this to the board at their meeting on October 18th, 2023, that Director Fabre was over-stepping her position as a board member.
5. From the time we started providing services for William Travis Counties MUD 1, the Financial Committee (Linda Fabre and Kelley Masters), required a specific time to meet prior to the regular meeting to review invoices. The vast majority of the time, Linda Fabre was the only person from the committee that responded to emails and participated in the many Team meetings. At every meeting, Linda is not simply reviewing invoices, but is giving direction to our firm and the General manager to remove items from the invoices or to pull checks just prior to a meeting. I discussed this with legal (Cole Konopka) in the fall of 2023 and expressed my concerns that this is preventing the rest of the board from seeing the information and making a decision. At the May 15th meeting, I again expressed my concerns that emails and instructions came directly from Linda, not the committee. I have attached several emails from August of 2023 through January of 2024 for examples (Exhibit A).
6. In a discussion with the attorney, I expressed concern about Linda's comments from the October 2023 meeting that the minutes only be distributed to the BOD. I conveyed my concerns about our firm being included in the minutes recording decisions and discussions at the meetings. I felt that we should have the opportunity to review in

Exhibit J

advance so that we could provide input. It is also a valuable tool for preparing for the next meeting. I do not have that restriction with any other clients.

7. Over the last three meetings (July 17, Aug 21 and Sept 18 of 2024), Linda Fabre has made a motion to fire or censure our firm due to allegations of wrong-doing. The motion fails every time due to a majority voting against the motion. We consider this a form of harassment since she continues to do this knowing that a majority will not approve.
8. During meetings, Linda constantly makes comments and interrupts during our report about errors and mistakes that we have made. At the June 19th meeting, she accuses us of paying the constables at the wrong hourly rate. We are not given a chance to reply or have a chance to review the agreements to confirm or deny before she peppers us with another allegation of doing something wrong. We were able to confirm that we have been paying the correct rate since we started providing services for WTC1.
9. I received an email from Cube Smart, a vendor that the district uses for storage on May 31, 2024. We are registered as the bookkeeper and the contact for this vendor to reach out to for billing questions. Inframark is the company that they interface with to store various equipment and other items at their facility. They were emailing me to let me know that Linda Fabre was requesting information about gate access for drivers after hours, to know how often they used after hours access. The district pays \$15 per month for after hour access. She also indicated to Cube Smart that she had taken a position with my company, Artesian Financial Services, LLC and wanted to know if they should add her to the contact list. I have attached the email (Exhibit B).
10. Linda Fabre has created a toxic environment for our firm in her actions and words at public meetings and via email and Teams meeting between board meetings. On June 19th, Linda questioned my appearance at the meeting and asked why I attended. I told her that I was the bookkeeper and that it was an open meeting to the public. She then questioned as to what I would charge the district, who invited me, and turned to Director Avila and shouted to him that he had overstepped his bounds by approving me to come. I tried to explain that I had simply informed President Avila that I would attend. I did not charge the district any additional fees for travel for that meeting.
11. Linda Fabre has caused our firm to charge additional hours due to the additional time spent answering questions and holding meetings in between the Board meetings. These are not included in our Agreement as discussed in a board meeting. Linda made a motion at the November 15, 2023 meeting to decline paying our invoice, only to lose that motion due to a lack of majority. We consider this another form of harassment. Our firm has discussed with legal counsel, Cole Konopka and President Avila that we are considering tendering a resignation as the district's bookkeeper. The harassment and rude behavior of Director Fabre makes the environment untenable for my employees.

Exhibit J

Dated:

10/11/2024

Signature:

Lisa Rickert

Lisa Rickert



Notary Public

Albertina Johnston
Printed Name

Albertina Johnston
Signature

My commission expires:

6/12/2025

EXHIBIT A

Examples of emails that come from Linda Fabre acting as a member of the Finance Committee without included the other member, Kelley Masters.

Exhibit J

Lisa Rickert

From: Linda Fabre <lfabre@wtcmud1.org>
Sent: Friday, July 28, 2023 10:50 AM
To: Lisa Rickert; Ashleigh Bass
Cc: Cole Konopka
Subject: 2022 Audit Report
Attachments: Williamson-Travis Counties Municipal Utility District No. 1 Financial Statements Draft_9-30-2022.pdf

Lisa and Ashleigh,

On July 25, 2023, during a special meeting to deliver the audit report, the Board voted for Artesian to review and confirm that the data the auditor was given is accurate.

Because we have no financial reports to draw from, we can't be sure that Inframark accounting actually gathered the right information.

I can be sure that no account transfers have been presented for signature for several months prior to your arrival in the District and that alone is concerning.

The Board is merely asking you to put eyes on the audit report as you 'onboard' our financials to see if anything looks out of place. I've attached the copy we approved (dates inserted after the meeting) at the July 25th meeting.

Thank you!
-Linda

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Exhibit J

From: Linda Fabre
To: Lisa Rickert
Cc: Ashleigh Bass; WT1
Subject: Re: Updated Fees Of Office Form?
Date: Wednesday, August 2, 2023 12:36:39 PM

Lisa,

The form you attached should be used for all events prior to July 18th that are compensated at the \$150 rate.

All events after that date should be recorded on the new form you're modifying that shows compensation at \$221 per event.

You're right, August 5th is right around the corner. Our meeting this month isn't until August 22nd so we have plenty of time to extend the due date to August 12th and still make the bills and invoice package for August. Great suggestion! You might also remind folks to return the W-4 forms you gave us last month. I'm staring at mine right now which is why I remembered you want that back. It totally got away from me.

Thank you!
-Linda

On Wed, Aug 2, 2023 at 12:26 PM Lisa Rickert <lrickert@artesianfs.com> wrote:

Linda,

I am glad to hear that you want to get all director's up to date on their fees of office. There are a few things to consider and observations that I would like to make.

- Please confirm that the attached form is what you want directors to use.
- The fees of office changed on July 18th to \$221 from \$150. We will note that on the document.
- We will be seeking advice from your attorney if director fees exceed an annual amount of \$7,200 due to being for more than one year.
- I think that an August 5th deadline would be fairly short for people to gather information (e.g. they need to gather receipts, confirm meetings attended, etc.). We will need to review all minutes and fees of office paid during the same period in order to verify. They may ask for that information prior to completing their forms.
- May I suggest allowing the board members until August 12th? We may have more success. I can send an email now and another next week to remind those that we have not received.

Best Regards,

Lisa

Exhibit J

Lisa Rickert, *President*

Cell: (832) 725-6841

Phone: (281) 469-2524 x 301

Artesian Financial Services, LLC

From: Linda Fabre <lfabre@wtcmud1.org>

Sent: Wednesday, August 2, 2023 11:53 AM

To: Lisa Rickert <lrickett@artesianfs.com>; Ashleigh Bass <abass@artesianfs.com>

Subject: Updated Fees Of Office Form?

Hi Lisa and Ashleigh,

I'd like to make a suggestion that will bring the fees of office submissions up to date, and set us on the path that you spoke about where they are submitted monthly. I love that from an accounting perspective. That budget category would be current on financial reports going forward.

If you would send out an email to all directors along with the form that I sent you and ask that they submit all uncollected fees of office earned prior to July 19, 2023, on that form.

Also include the form modified to address the new rate, and ask that events after July 19th be recorded on the new form.

I believe that will make record keeping neater when everything paid at \$150.00 per event is together and all fees earning the higher rate (sorry, i don't recall what that was \$200 something) will be together.

The deadline for submitting invoices and fees of office is August 5th so sending out a reminder now will help us with where we currently stand in this budget category, and where

Exhibit J

we ended in 2022.

Thank you for your consideration.

-Linda

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Exhibit J

Lisa Rickert

From: Linda Fabre <lfabre@wtcmud1.org>
Sent: Tuesday, September 19, 2023 7:44 AM
To: Lisa Rickert
Cc: Ashleigh Bass; Makenzi Scales; Reese, Stephanie; ckonopka@coatsrose.com; WT1
Subject: Re: Water Deposit Refunds

Lisa,

Issuing 220 checks enmasse is a huge task. No question about that. That coupled with the continual onboarding of our records, and preparing for the next audit is overwhelming. It would be a lot of work under the best of circumstances and of course we will work with you. There is no rush to act on this. I'm only gathering information at this point.

I would like to find a way (in the future) that these deposit refund checks could be issued without a notable impact to the workload and covered in the monthly base fee. That information would be helpful for the Board to decide where to draw the line for issuing checks in lieu of a credit on the account. You'll notice in my spreadsheet that I selected \$300 as the refund by check amount; however, it may be more cost effective to draw the line for refund checks at \$400 which would reduce 220 checks to only 62 which seems more manageable.

I completely agree that getting the District's books in order is the top priority and I look forward to the day that is done. Whew....

Thanks!
-Linda

On Mon, Sep 18, 2023 at 4:10 PM Lisa Rickert <lrickett@artesianfs.com> wrote:

Linda,

I cannot speak for the Operator, but this will be a huge task to accomplish and an additional cost to the district. Approximately 350 transactions totaling nearly \$110,000. We estimate that this will be an additional 20-25 hours to start, at an hourly rate of \$150. The entering and verifying of the additional checks along with the follow up that they cleared and the re-issuances that will come later may cause that number to increase.

Exhibit J

The timing of this could not be worse, especially since we are still onboarding your financials and working on audit preparation. We recommend that you consider deferring this action until next year and allow us to bring the districts books into order and streamline your processes and procedures to maximize efficiencies.

The bank account is Central Bank and we will move the money needed to execute the transactions when the time comes.

Best Regards,

Lisa

Lisa Rickert, *President*

Cell: (832) 725-6841

Phone: (281) 469-2524 x 301

Artesian Financial Services, LLC

From: Linda Fabre <lfabre@wtcmud1.org>

Sent: Monday, September 18, 2023 9:23 AM

To: Ashleigh Bass <abass@artesianfs.com>; Lisa Rickert <lricket@artesianfs.com>; Makenzi Scales <Makenzi.Scales@inframark.com>; Reese, Stephanie <Stephanie.Reese@inframark.com>

Subject: Water Deposit Refunds

Good Morning Ladies,

You might recall the meeting in August where the Board voted to change the rate order to limit the amount of a residential water account deposit to \$200.00 per account.

Exhibit J

I've attached a spreadsheet of water accounts and their deposits, along with 2 red columns that show a suggested disposition of the excess deposit with either a check refund, or a credit on the account, depending on the amount of the refund.

The disposition action still needs a vote so I'm not asking for any action to be taken at this time, however I do need some questions answered before moving forward.

1. Which district bank account contains the customer deposits?
2. What is the amount of that bank account today?
3. Is there additional cost to the MUD for Artesian to issue 220 refund checks?
4. 145 accounts would need a credit applied. Any additional cost to do that?

Take a look and let me know what you think.

Thanks,

-Linda

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[EXTERNAL] Links and attachments may be dangerous. Call the help desk at (832) 944-6240 if you aren't sure.

Exhibit J

Lisa Rickert

From: Linda Fabre <lfabre@wtcmud1.org>
Sent: Tuesday, September 19, 2023 8:35 AM
To: Ashleigh Bass
Cc: WT1
Subject: Re: Payroll Check
Attachments: image001.jpg

Thanks for the information.

As I recall, we have to fill out the fee of office form before we can be paid. The form will include the general board meeting along with any committee meetings or significant work done for the District. It will indicate which activities we are requesting payment for.

It may be necessary to make submission of the form due by a certain date each month to keep the books current and I'm certain we can make that happen. We are all for making the whole bookkeeping service much more efficient.

Beth Jones was absent for last week's meeting. Can you confirm she did not receive a check?

Thanks,
-Linda

On Tue, Sep 19, 2023 at 8:20 AM Ashleigh Bass <abass@artesianfs.com> wrote:

Lisa paid the directors for attendance at the meeting last week.

Thanks,

Ashleigh Bass, Director of Account Management
abass@artesianfs.com
Direct: (281) 469-2524 Ext. 307
130 Industrial Blvd, Suite 120
Sugar Land, TX 77478



Exhibit J

From: Linda Fabre <lfabre@wtcmud1.org>
Sent: Tuesday, September 19, 2023 8:06 AM
To: Ashleigh Bass <abass@artesianfs.com>
Subject: Payroll Check

Good Morning Ashleigh,

I received a payroll check in the mail yesterday #50005 dated 9/18/2023 for \$204.09 but I don't know what meeting it is paying for? Can you tell?

Thank you,

-Linda

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Exhibit J

Lisa Rickert

From: Linda Fabre <lfabre@wtcmud1.org>
Sent: Friday, November 17, 2023 4:37 PM
To: Makenzi Scales; Reese, Stephanie; Ashleigh Bass; WT
Subject: 7 Rate Order Refund Checks

Makenzi and Stephanie,

In the Board packet dated 11.15.23, Agenda 8a, is the letter that Cole perfected that goes with the 7 checks Makenzi will be delivering to the customers with over \$1000.00 refunds.

Please insert that name of the customer, and Stephanie's direct line phone number in the body of the letter and be sure that it goes with each check.

After you generate each letter, be sure Ashleigh has a copy to include with each of the 7 check's records.

I understand from Stephanie today that she is pulling out those 7 checks so that Makenzi can get them delivered next week. All the other checks and the supporting documentation is being FedEx'd back to Ashleigh.

Thank you, and Happy Thanksgiving to you all.

-Linda

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Exhibit J

Lisa Rickert

From: Linda Fabre <lfabre@wtcmud1.org>
Sent: Thursday, January 11, 2024 12:32 PM
To: Ashleigh Bass
Subject: Re: Alterman Invoices

It will be in the Inframark maintenance invoices.
Can you search in those?

On Thu, Jan 11, 2024 at 12:21 PM Ashleigh Bass <abass@artesianfs.com> wrote:

I do not see a vendor called Alterman. Could it be under a different name?

Ashleigh Bass, Director of Account Management
abass@artesianfs.com
Direct: (281) 469-2524 Ext. 307
[130 Industrial Blvd, Suite 120](#)
[Sugar Land, TX 77478](#)



From: Linda Fabre <lfabre@wtcmud1.org>
Sent: Thursday, January 11, 2024 11:53 AM
To: Ashleigh Bass <abass@artesianfs.com>
Subject: Alterman Invoices

Ashliegh,

Now that you have all of the 2023 expenses in your Quickbooks, can you please report for me all of the payments to Alterman in 2023 including their invoice number if that's available?

Exhibit J

Thanks,

-Linda

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EXHIBIT B

Email communication with Cube Smart from May 31, 2024

Lisa Rickert

From: Scales, Makenzi <makenzi.scales@inframark.com>
Sent: Monday, June 3, 2024 9:29 AM
To: Hanoi Avila; Kelley Masters
Cc: ckonopka@coatsrose.com; Lisa Rickert
Subject: RE: CubeSmart follow up

Hi Everyone,

I would like to note the 24-hour access is necessary, as we store district inventory to repair lines, change out meters, etc. in the storage unit. Sometimes those jobs take place after hours when stores are closed. Not having the 24 hour access could turn to be detrimental in the event of a large line repair, meter box repair, etc.

Respectfully,

Makenzi Scales | Senior Account Manager



Austin Region

(M) 713.594.6335 | www.inframark.com

(24HR) 800.579.4500

Please Note: To avoid violating the Texas Open Meeting Act, public officials (directors) should not "Reply to All" to this or similar district-related correspondence.

From: Lisa Rickert <lrickert@artesianfs.com>
Sent: Monday, June 3, 2024 9:26 AM
To: Hanoi Avila <havila@wtcmud1.org>; Kelley Masters <kmasters@wtcmud1.org>
Cc: ckonopka@coatsrose.com; Scales, Makenzi <makenzi.scales@inframark.com>
Subject: FW: CubeSmart follow up

This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.

Report Suspicious

Please see the request below. Please advise as to how you would like me to respond at this time.

I reviewed your statement, 24 hour access costs the district \$15 per month. It is common in an industry such as ours that allowing the option to have access due to potential emergency situations is common.

Best Regards,

Lisa

Lisa Rickert, *President*

Cell: (832) 725-6841

Phone: (281) 469-2524 x 301

Artesian Financial Services, LLC

Exhibit J

From: STORE 0748 <STORE0748@cubesmart.com>
Sent: Friday, May 31, 2024 3:55 PM
To: Lisa Rickert <lricket@artesianfs.com>
Subject: CubeSmart follow up

Hello Lisa,

This is CubeSmart storage and I am reaching out in regards to Linda Fabre was requesting the gate access for the drivers, to ensure the 24-gate access was necessary.

I see that they used the gate access twice for after hours for the property since the beginning of this year.

Can you please let me know if you have any questions on this request.

Also, Linda mentioned she has taken a position with your company so if you'd like me to add Linda Fabre as a contact, can you please send me an email with your Letterhead with her information so I can update the Secondary contact information.

Thank you,

CubeSmart Management

--

CubeSmart Self Storage, Store 0748
12006 Ranch Road 620 North. Austin, TX 78750
(p) 512-336-5333 | (tf) 800-800-1717
store0748@cubesmart.com
www.cubesmart.com
General Manager: Dolores De Leon | Manager(s):

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Exhibit K

Affidavit of Makenzi Hill/Scales

State of Texas

County of WILLIAMSON

Makenzi Hill/Scales, being duly sworn deposes and states as follows:

1. My name is Makenzi Hill/Scales. I am of sound mind und capable of making this affidavit.
2. I am the contracted operator/general manager of WTC MUD #1 and I work for Inframark, LLC.
3. On June 19th, 2024, following the regular board meeting, Linda Fabre, upon exiting the building, accused me of secretly looking at her emails within her district email account. Upon accusing me the conversation went as follows:
 - a. L.Fabre "Have you been looking at my emails with your google admin access?"
 - b. M.Scales "No, I can't."
 - c. L.Fabre "Yes you can, with your admin access."
 - d. M.Scales "No, I can't. Not without completely resetting your password."
 - e. L.Fabre "Yes you can."
4. On August 21st, 2024, following the regular board meeting, director Linda Fabre began to verbally attack director Hanoi Avila. During this verbal attack, director Linda Fabre stated the following to director Hanoi Avila:
 - a. L.Fabre "I'm going to ruin your life."
 - b. L.Fabre "I'm going to come to your church this Sunday and make sure your congregation knows how corrupt you are."
5. Director Fabre continues to make false allegations during public board meetings that Inframark has acted outside of the bounds of our contract with the district, without allowing us to provide any input. What director Fabre will not note when stating such, is that all the items/tasks Inframark has purchased/performed, have received prior approval from the board of directors of this district, whether director Fabre voted yes or no to those motions. Inframark continues to act within its contract boundaries to support the district from an operational and general management standpoint, despite these consistent false allegations that have been made.

Exhibit K

Dated: 10-15-24

Signature: [Handwritten Signature]

Makenzi Hill/Scales

Notary Public

Kacie Solis
Printed Name

[Handwritten Signature]
Signature

My commission expires:
04-03-2028

