MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
OF WILLIAMSON-TRAVIS COUNTIES
MUNICIPAL UTILITY DISTRICT NO. 1

16 September 2026

STATE OF TEXAS §
§
COUNTIES OF WILLIAMSON AND TRAVIS §

The Board of Directors (the "Board") of Williamson-Travis Counties Municipal Utility District No. 1 (the "District"), of Williamson and Travis Counties, Texas, met in regular session, open to the public at 5:30 p.m. on the 16th day of September 2026, at The Park at Lakeline Oaks located at 1000 Old Mill Road, Cedar Park, Texas 78613, an official meeting place within the boundaries of the District, pursuant to notice duly given in accordance with the law, and the roll was called of the duly constituted officers and members of the Board, to wit:

Beth Jones	President
Hanoi Avila	Vice President/Treasurer
Christopher Rocco	Secretary
Carrol Norrell	Assistant Secretary
[VACANT]	

and all of said persons were present, thus constituting a quorum.

Also present in person were various members of the public, including Tina Flores, Linda Fabre, Tom Vacek, Tom Morrow, David Flores, Steve Bodnarchuk and Kim Massaro, all residents of the District; Eddie Maldonado of U.S. Domestic and Foreign Protection Services, LLC ("USDFPS"), the District's security officer; Darald Berger, and of Inframark, LLC ("Inframark"), the District's Operators; Grant Cabler of Westwood Professional Services, Inc. ("Westwood"), the District's Engineers; and Cole Konopka of Coats Rose, P.C. ("Coats Rose"), the District's Attorneys. Attending the meeting by teleconference were Lisa Rickert and Renee Murphy of Artesian Financial Services, LLC ("Artesian"), the District's Bookkeepers.

Agenda Item No. 1: Roll call for Board of Directors.

Agenda Item No. 2: Pledge of Allegiance and moment of silence.

Agenda Item No. 3: Comments and questions from District residents.

Residents discussed the upcoming bond sale, Sage Management, the November Directors Election, ongoing litigation involving the District and three residents, the budget, and deed restriction enforcement matters. Also discussed was political signs and the removal of political signs from private and public property. Directors Rocco and Jones also spoke and discussed the District's ongoing litigation and the Hatch Lift Station failure that occurred three years ago.

CONSENT AGENDA ITEMS

Agenda Item No. 4: Bookkeeper's Report, including;

(a) approve bills and invoices; and
(b) discuss and approve District's budget for the fiscal year ending September 30, 2027;

The Board removed the Bookkeeper's Report from the Consent Agenda to make separate motions on each item under the report. After a brief discussion regarding the Bookkeeper's Report, Director Norrell stated that the Bills and Invoices Committee met with Artesian to review all bills and invoices prior to tonight's meeting. Director Rocco also stated that he and Director Norrell reviewed the proposed budget for the fiscal year ending September 30, 2027.

Motion: **Approve payment of the bills and invoices.**

Motion by: **Director Norrell**
Second by: **Director Rocco**

Ayes: **All**
No:

Motion: **Adopt District's budget for fiscal year ending September 30, 2027.**

Motion by: **Director Rocco**
Second by: **Director Norrell**

Ayes: **All**
No:

Agenda Item No. 5: Minutes of the 19 August 2026, 26 August 2026, and 9 September 2026 meeting(s);

Mr. Konopka noted that the minutes need to be deferred to the October meeting.

ACTION AGENDA ITEMS

Agenda Item No. 6: Matters related to the sale of the District's $5,810,000 Unlimited Tax and Revenue Bonds, Series 2026 (the "Bonds"), including:

(a) authorize disbursement of the proceeds from the sale of the Bonds;
(b) approve Amendment to the District's Information Form regarding the sale of the Bonds; and
(c) authorize District's consultants to take all necessary steps to ensure the successful closing of the Bonds;

The Board recognized Mr. Konopka who informed the Board that the transcript was at the Attorney General's Office and that the closing was scheduled for September 30, 2026. Mr. Konopka stated that at the October meeting, he would bring a copy of the revised Amendment to the District's Information Form which will be updated to include the debt issued from the Bonds.

Motion: **Authorize disbursement of the proceeds from the sale of the Bonds.**

Motion by: **Director Rocco**
Second by: **Director Avila**

Ayes: **All**
No:

Motion: **Approve Amendment to the District's Information Form and authorize its filing in the appropriate places.**

Motion by: **Director Avila**
Second by: **Director Rocco**

Ayes: **All**
No:

Agenda Item No 7: Engineer's Report, including:

(a) discuss status of Lead and Copper Rule Revisions Project;
(b) authorize preparation of District Boundary Survey Revision;
(c) discuss Water Accountability;
(d) discuss status of Dagama and Sun Chase Park Lift Station Rehabilitations Project; and
(e) update on other matters, as needed;

Mr. Cabler presented the Engineer's Report to the Board for review and approval. A copy of the Engineer's Report is available on the District's website. He first stated that Westwood continues to request additional information from construction companies related to Anderson Mill West sections 1 and 3, but has not heard anything. Next, he stated that the District had not certified its boundary since the dis-annexation of the certain segment of Anderson Mill West roadway and he sought Board approval of a work order in the amount of $15,000 to perform such survey.

Next, Mr. Cabler stated that Westwood and the Infrastructure Committee met to discuss water accountability issues within the District. He noted that Westwood will engage with Inframark and the City of Cedar Park to develop a structured approach to water accountability. He stated that Westwood would bill its work at hourly rates. Lastly, Mr. Cabler discussed the Dagama and Sun Chase Lift Station Rehabilitations Project and requested that the Board authorize Westwood to prepare bids for the two lift stations.

Mr. Cabler stated that the CMU wall at 3210 Red Bay continues to be threatened by the resident's tree and that the resident and homeowner have not responded to certified letters requesting a conversation. Mr. Berger stated that he would provide Mr. Konopka with all the information previously sent to the homeowner. Lastly, the Board requested Mr. Cabler speak under the Infrastructure Committee Report since it deals with the Sidewalk Assessment. Mr. Cabler stated that Westwood seeks Board authorization to conduct pricing of sidewalk repairs and to send a letter to Travis County regarding its maintenance of sidewalks within the District. He noted that this work would be billed on an hourly basis.

Motion: **Authorize Westwood to proceed with surveying District Boundary Map in the amount of $15,000.00.**

Motion by: **Director Rocco**
Second by: **Director Avila**

Ayes: **All**
No:

Motion: **Authorize Westwood to engage in the water accountability investigation with Inframark and the City of Cedar Park.**

Motion by: **Director Rocco**
Second by: **Director Avila**

Ayes: **All**
No:

Motion: **Authorize Westwood to prepare bids for the Dagama and Sun Chase Park Lift Station Rehabilitations Project.**

Motion by: **Director Rocco**
Second by: **Director Avila**

Ayes: **All**
No:

Motion: **Authorize Westwood to conduct pricing of sidewalk repair work and to draft and send a letter to Travis County related to the same.**

Motion by: **Director Rocco**
Second by: **Director Avila**

Ayes: **All**
No:

Agenda Item No 8: New Business, including:

(a) discuss and approve Christmas Lights within District Parks;
(b) discuss RFP for General Manager and provide updates as needed; and
(c) adopt Amended Rate Order;

Mr. Berger reported to the Board that the District received three (3) bids to install Christmas lights at the District Parks, in the same locations as in previous years. He noted that the low bid was from Bright Brothers in the amount of $6,108.00. Next, Director Rocco stated that the District has received two (2) proposals from persons wishing to be the District's General Manager and that he and Director Avila intend to interview each and provide a recommendation to the Board at its October meeting. Lastly, Mr. Konopka and Mr. Berger stated that they were working on revisions to the District's Rate Order and would bring a recommendation to the October Board meeting.

Motion: **Approve proposal from Bright Brothers in the amount of $6,108.00 to hang District Christmas lights.**

Motion by: **Director Norrell**
Second by: **Director Jones**

Ayes: **All**
No:

Agenda Item No 9: Operator's Report, including;

(a) report on operation of the District's facilities;
(b) discuss and authorize park repairs/park improvements;
(c) request approval for Phase II MS4 year 8 annual report; and
(d) request approval for chapters in the Stormwater Guidance Manual, pursuant to the Stormwater Speaker Series;

Mr. Berger presented the Operator's Report for the Board's review, a copy of which is available on the District's website. Mr. Berger reported that August's water accountability was 75%. He also updated the Board on the streetlight survey conducted on August 20, 2026 and noted that one outage was reported to Pedernales Electric Cooperative, Inc. He then updated the Board on the pond inspections completed between August 8, 2026 and August 11, 2026. Mr. Berger next discussed customer billing and notices, reporting that 97 delinquent letters were mailed, 72 door tags were hung, and 10 disconnects occurred. He also noted that there were no customer requests to report.

Mr. Berger then discussed a number of items for Board approval, of which can be found on the Operator's Report:

Motion: **Approve LandCare 1-year contract renewal subject to addition of required statutory language to be provided by Coats Rose.**

Motion by: **Director Avila**
Second by: **Director Jones**

Ayes: **All**
No:

Motion: **Approve Inframark to purchase a portable monitor, HDMI to mini HDMI cable, and wired mouse needed to manage the video security system in the amount of $60.00.**

Motion by: **Director Norrell**
Second by: **Director Avila**

Ayes: **All**
No:

Motion: Approve Inframark to purchase additional Christmas lights in an amount not to exceed $250.00.

Motion by: Director Norrell
Second by: Director Rocco

Ayes: All
No:

Motion: Approve Phase II MS4 year 8 annual report.

Motion by: Director Avila
Second by: Director Rocco

Ayes: All
No:

Motion: Approve chapters 1 and 2 in the Stormwater Guidance Manual, pursuant to the Stormwater Speaker Series.

Motion by: Director Rocco
Second by: Director Norrell

Ayes: All
No:

Motion: Approve Fourth Amendment to Waste Management Contract.

Motion by: Director Norrell
Second by: Director Rocco

Ayes: All
No:

Motion: Approve ShadePro to replace the sunshade at the Lakeline Oaks Park in the amount of $4,350.00.

Motion by: Director Avila
Second by: Director Jones

Ayes: All
No:

Motion: Authorize Austin Turf Pros LLC to replace the turf at the Aster Pass Pocket Park in the amount of $14,088.75.

Motion by: Director Jones
Second by: Director Norrell

Ayes: **All**
No:

Motion: **Authorize Inframark to investigate irrigation leak under sidewalk in the Anderson Mill West Park in the amount of $1,400.00.**

Motion by: **Director Norrell**
Second by: **Director Rocco**

Ayes: **All**
No:

Mr. Berger brought to the Board's attention a streetlight pole on Brighton Bend at Oakshire that is damaged. He stated that M&C Electric provided a quote in the amount of $12,047.00 to remove and install a new streetlight pole. The Board requested additional information and to defer action. He also requested the Board authorize Inframark to perform a streetlight pole survey in the District. The Board deferred approval.

Agenda Item No 10: Committee Assignments and Reports, including;

(a) Parks Committee, including:
    i. discuss needed repairs;
(b) Information Management Committee, including website updates;
(c) Budget Committee, Bill and Invoices;
(d) Deed Restriction Committee, Infrastructure Committee, and Security Committee; take action as needed; and
(e) Infrastructure Committee report, including discuss and decide on sidewalk assessment work order;

Director Rocco said that the Infrastructure Committee was considering purchasing flashing red solar lights to place on stop signs in highly trafficked areas at the request of some parents. No action was taken on the matter.

Agenda Item No 11: Old business, including:

(a) status of ongoing litigation styled Cause No. 25-1224-C480; Williamson-Travis Counties Municipal Utility District No. 1 v. Linda Fabre, Tina Flores, David Flores and Sarah Teale in District Court of Williamson County, Texas; 480th Judicial District;

There was no action taken.

Agenda Item No 11: Attorney's Report, including

Mr. Konopka noted there was nothing to present. He noted that due to Williamson County using the District's meeting place as an official polling place, the Board would need to reschedule its October meeting. The Board elected to hold its October meeting on October 12, 2026 at 5:00 pm.

Agenda Item No 12: Convene in executive session pursuant to Texas Government Code, Chapter 551, to discuss matters only relating to pending or contemplated litigation, personnel matters, real estate transactions, or security, if necessary;

The Board convened in executive session at 7:00 pm.

Agenda Item No. 13: Actions related to matters discussed during executive session;

The Board returned to open session at 7:30 pm and took no action.

Agenda Item No 14: Such other matters as may come before the Board, including:

(a) discussion about items to be included on the agenda for future meetings (**next meeting date is 12 October 2026**); and
(b) schedule future meetings as required.

There being no further business to come before the Board, the meeting adjourned.

(SEAL)



Secretary, Board of Directors