

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

17 September 2025

STATE OF TEXAS

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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 17th day of September 2025, 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
David Flores	Assistant Secretary
Carrol Norrell	Assistant Secretary

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

Also present in person were Christopher O'Toole, Tina Flores, Linda Fabre, Rebecca Sperling, Raj Choudhary, Tom Morrow, Seth Booth, and Nelson Chafetz, residents of the District; E. Maldonado and Hilario Villa of USDFPS, law enforcement services for the District; Stephanie Reese and Darald Berger of Inframark, LLC ("Inframark"), the District's Operator; Grant Cabler of Westwood Professional Services, Inc. ("Westwood"), the District's Engineer; and Cole Konopka of Coats Rose, P.C. ("Coats Rose"), the District's Attorney. Attending the meeting by teleconference were Jacob Valentien of Westwood and Kymberlie Smith and Lisa Rickert of Artesian Financial Services, LLC ("Artesian"), the District's Bookkeeper.

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.

- Mr. O'Toole discussed the proposed budget for 2026 and discussed his concerns regarding a proposed increase of \$200,000 from the 2025 budget, specifically the budgets for deed enforcement, public records requests, and also questioned the possibility of a bond sale in 2026. Mr. O'Toole also expressed his concern regarding deed restrictions regarding inconsistencies related to overnight detours and street parking.

- Ms. Flores expressed her concern regarding recently confiscated District-owned iPads and their whereabouts.
- Ms. Fabre discussed her concerns regarding the lawsuit filed by the District against Ms. Teale, Ms. Flores, Director Flores, and herself. Ms. Fabre then discussed contractual matters and billing concerns regarding the contracts/bills between the District and Inframark and the District and Artesian.
- Ms. Sperling discussed her concerns regarding the Boards' communication with District residents, the proposed 2026 budget, and the lawsuit filed by the District against Ms. Fabre, Ms. Teale, Ms. Flores, and Director Flores.
- Mr. Choudhary stated that he received a notification regarding overnight parking at his residence and requested clarification on the District's deed restrictions concerning street parking. Director Rocco explained the procedure to change deed restrictions. Discussion ensued regarding conflicts between the District's deed restrictions, Cedar Park's, and Travis and Williamson Counties' rules regarding street parking.

Agenda Item No. 4: Minutes of August 25, 2025, and September 8, 2025 meeting(s).

- The Board then reviewed the items reflected on the Consent Agenda and the Board considered approving: (1) the minutes of the meeting of the 25 August 2025 meeting; and (2) the minutes of the meeting of the 8 September 2025 meeting. Mr. Konopka stated that the 8 September 2025 draft minutes will be presented at the Boards' next meeting.

Motion: Approve the August 25, 2025 minutes
Motion by: Director Rocco
Second by: Director Avila

Ayes: Director Norrell
Director Rocco
Director Jones
Director Avila

Abstain: Director Flores

Agenda Item No 4: Bookkeeping Matters, including:
(a) payment of bills and invoices; and
(b) adopt 2026 budget.

- Ms. Rickert next presented the Accountant's Report and reviewed the District's bills and invoices, including Summary of Funds, Cash Flow statements and Actual versus Budget report.

Motion: **Approve the Bookkeepers Report**
Motion by: **Director Rocco**
Second by: **Director Norrell**

Ayes: **Director Norrell**
 Director Rocco
 Director Jones
 Director Avila

Noes: **Director Flores**

- Ms. Rickert then presented a proposed 2026 Budget for the Board's consideration.
- Ms. Rickert reviewed new laws impacting municipal utility districts that were passed during the 89th Texas Legislature, effective September 1, 2025, including mandates regarding new budgets and meeting transparency. She stated that the District is required to post proposed budgets and a truth in taxation worksheet when the Board will discuss or adopt a budget at least three business days before the scheduled date of a Board meeting. Ms. Rickert explained that due to the posting deadline for the proposed budget, Ms. Rickert presented an adjusted proposed budget for fiscal year end September 30, 2026, for review and discussion.
- The Board discussed certain maintenance and operations items and capital improvement items that could be funded with either operating reserves or a future bond sale.

Motion: **Adopt the 2026 Budget and revert the Dagama Lift Station and Sun Chase Lift Station budgets to the 2025 Budget and add \$2,000 to election-related expenses**

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

Ayes: **Director Jones**
 Director Avila
 Director Rocco
 Director Norrell

Noes: **Director Flores**

Agenda Item No 5: Tax Matters, including;

- (a) conduct public hearing on the District's proposed 2025 tax rate;
- (b) adopt Order Levying Taxes; and
- (c) approve Amendment to the District's Information Form and authorize filing of same with the Texas Commission on Environmental Quality ("TCEQ").

- Mr. Konopka then stated that the Board at last month's Board meeting held on 25 August 2025 authorized the publication of \$0.2734 for the tax rate and published the public hearing date in the Hill Country News for 17 September 2025. He then stated the steps for calling the public hearing. He further stated that the board would call for the public hearing and any resident or Director who wanted to discuss the tax rate could do so. Mr. Konopka then stated that after discussion that the Board would close the hearing and make a motion to adopt the tax rate.
- Director Jones then stated that she moved to open the public hearing on the proposed 2025 tax rate.
- Mr. O'Toole addressed the Board regarding the tax rate process and budget concerns.
- Ms. Fabre addressed the Board regarding budget discrepancies and the Board's management of finances.
- Mr. Konopka confirmed that the District would provide all truth in taxation and tax documents to Travis County and to Williamson County.
- Director Flores further discussed the proposed tax rate and budget.
- Director Jones then stated that the public hearing on the proposed 2025 tax rate was closed.

Motion: Adopt the Order Levying Taxes setting the 2025 total tax rate of \$0.2734, approve the Amendment to the District's Information Form, and authorize filing of same with the TCEQ.

Motion by: Director Jones
Second by: Director Norrell

Ayes: Director Jones
 Director Avila
 Director Rocco
 Director Norrell

Noes: Director Flores

Agenda Item No 6: Engineer's Report, including;

- (a) discuss status of Sanitary Sewer Cleaning and Televising Project;
- (b) discuss status of Lead and Copper Rule Revisions Project;
- (c) discuss status of Dagama and Sun Chase Park Lift Station Rehabilitations Project;
- (d) Infrastructure Committee report, including discuss and decide on sidewalk assessment work order; and
- (e) update on other matters, as needed.

- Mr. Cabler updated the Board regarding the Sanitary Sewer Cleaning and Televising Project and stated that all the pipes had been televised. He stated that Westwood requested the complete reports from the contractor for Westwood's analysis and that Westwood will continue to update the Board regarding their review and analysis.
- Mr. Cabler updated the Board regarding the status of the Lead and Copper Rule Revisions Project and stated that this matter will continue to be discussed at the Infrastructure Committee meeting. Mr. Cabler stated that Westwood has submitted the updated service line material database for the District to the TCEQ.
- Mr. Cabler stated that Westwood is in the final design stage of the Dagama and Sun Chase Park Lift Station Rehabilitations and that the plans will be presented at the next Infrastructure Committee Meeting.
- Mr. Cabler stated that since the Board approved the Resolution Establishing District's Sidewalk Policy at the August 25, 2025, meeting, he presented an Exhibit A Project Work Order to Professional Services Master Agreement to complete an analysis of the District's sidewalks to assemble a District Wide Sidewalk Assessment in the estimated amount of \$22, 560.00. The Board deferred action on this matter. Director Avila requested that the matter be added to the Infrastructure Committee meeting for discussion.
- Mr. Cabler then updated the Board regarding the 2012 Lakeline Oaks CMU Wall, three tracts of land proposed to be deeded to the District from D.R. Horton, the Hatch Lift Station Pump Replacement, and a draft summary of costs for a possible bond issuance to cover high priority infrastructure projects.

Agenda Item No 7: New Business, including;

- (a) authorize Infrastructure Committee to work with Engineer and Financial Advisor to discuss capital improvements and possible bond issuance; and
- (b) consider Memorandum of Understanding between District and Lakeline Oaks HOA ("LLO HOA") regarding Sage Management.

- Mr. Valentien reviewed the Summary of Costs with the Board, which included four capital improvement projects: (1) the purchase and installation of smart meters; (2) Dagama and Sun Chase Park Lift Station Rehabilitations; (3) sanitary sewer line rehabilitation; and (4) service line inspections. Discussion ensued regarding the District's unissued bonds that are available to the capital improvement projects. Mr. Valentien stated that if another project was added he would recommend a water line rehabilitation to assist with the District's 86% accountability.

Motion: Authorize the Infrastructure Committee to review the Summary of Costs and work with the Financial Advisor and the Engineer to discuss possible bond issuance.

Motion by: Director Avila
Second by: Director Rocco

Ayes: Director Jones
Director Avila
Director Rocco
Director Norrell
Director Flores

- Mr. Konopka stated that the LLO HOA Board contacted him requesting a Memorandum of Understanding between the District and the LLO HOA regarding the LLO HOA's request for Sage Management's assistance with deed enforcement in Lakeline Oaks. The Board authorized Mr. Konopka to correspond with LLO HOA's Board to obtain a Memorandum of Understanding from LLO HOA regarding the matter for the Board's review.

Agenda Item No 8: General Manager's/Operator's Report, including;

- (a) report on operation of the District's facilities;**
- (b) review and discuss Inframark's contract; and**
- (c) discuss and authorize any repairs, maintenance items, or other work deemed necessary.**

- Mr. Berger summarized the General Manager's/Operator's Report. Mr. Berger then reported on the District's operations.
- Mr. Berger requested Board approval of a quote from LandCare to replace one malfunctioning irrigation valve in the amount of \$745.69.
- Mr. Berger stated that Inframark is using new billing software. He stated that the District's customers will have a new utility account

number due to new billing software. Mr. Berger stated that there will be a new Online Customer Portal for Auto Pay. He stated that with the Board's permission, he would distribute flyers regarding the matter to the District's customers. The Board concurred with Mr. Berger regarding the flyers.

Motion: Approve the General Manager's Report and approve the replacement of one irrigation valve in the amount of \$745.69.

Motion by: Director Rocco

Second by: Director Jones

**Ayes: Director Jones
Director Avila
Director Rocco
Director Norrell**

Director Flores

Agenda Item No 9: Committee Assignments and Reports, including;

- (a) Park's Committee, including discuss needed repairs;
- (b) Information Management Committee, including exploring alternative website providers and status of reviewing and cleaning up District Website;
- (c) Budget Committee;
- (d) Deed Restriction Committee, Waste Management Committee, Open Records Committee, and Security Committee; take action as needed.

Agenda Item No 10: Old business, including 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.

- Director Rocco updated the Board regarding website matters and stated that the Information Management Committee was reviewing the website for compliance.

Agenda Item No 11: Attorney's Report Reports, including;

- (a) Terminate Orrick, Herrington & Sutcliffe LLP ("Orrick") as Bond Counsel.
- Mr. Konopka stated that the Board had retained Orrick as the District's Bond Counsel prior to engaging Coats Rose as the District's General Counsel and Bond Counsel. Mr. Konopka requested the Board's authorization to terminate the agreement between Orrick and the District.

Motion: Authorize termination of Orrick as Bond Counsel.

Motion by: Director Rocco

Ayes: Director Jones
Director Avila
Director Rocco
Director Norrell
Director Flores

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 did not convene in Executive Session.

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; and
- (b) Schedule future meetings as required.

- Director Avila requested that a Resolution Limiting Directors From Engaging in Direct Services With Whom the District Conducts Business be added to the October 15, 2025, agenda.

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



Secretary, Board of Directors

(SEAL)