

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

May 13, 2019

The Board of Directors of the District and its Deed Restriction Committee met in special meeting, open to the public, at the District Office at the Park at Lakeline Oaks, 1000 Old Mill Road, Cedar Park, Texas, on the 13th day of May, 2019 at 6:33p.m., with Directors present being President Catherine Franke, Vice President Jana Norton Ramirez, Secretary Chris Rocco, Assistant Secretary Luis Zervigon, and Assistant Secretary Art Medrano.

Board President Catherine Franke called the meeting to order at 6:33p.m.

1. **Receive Citizen Communication and Communications from HOAs Regarding Restrictive Covenant Enforcement within the District.**

Beautification Funds

Open Records Request

Fence Issue

Water Way Problems

Tree Lighting at District's Memorial Garden

Overnight Parking

Letter request from HOA Board President of Hunter's Glenn I, for the District to enforce restrictions in HGI

Sage Management's contract will need to be amended prior to integrating.

Assistant Secretary Luis Zervigon made a motion to accept the request from the HGI HOA Board President Julie Potts to enforce deed restrictions in HGI and amend Sage Management's contract prior to starting. Secretary Chris Rocco seconded the motion. All were in favor.

2. **Presentations by neighborhood associations and homeowners associations within the District.**

Citizen comments from Anderson Mill West:

Picket Fence Painting

4th July Events

Traffic/Safety Issues

Dagama Intersection

Radar Speed Sign

3. **Reports from ACCs.**

No report at this time.

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

Board of Directors not ready to discuss.

5. **Management Report from Sage Management Services.**

Sage Management Comments:

- ☐ ACC Reports filed and turned into Sage - Sage submitted the ACC requests to the ACC committee.
- ☐ Day Violations Discussion.
- ☐ Activity Reports Streamlined to protect residents privacy.
- ☐ Overnight parking violation discussion. Discussed changes in rule to look up vehicle registrations.
- ☐ Mulberry Squatter issue resolved new tenant dumpster clean up process.
- ☐ Pod courtesy letters
- ☐ 2202 Macaw Drive reference of trash cans in view is filing an appeal.

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

2202 Macaw

Discuss, consider giving the resident at 2202 Macaw Drive more time to comply with the dilemma of the trash cans. President Catherine Franke motions to give the resident at 2202 Macaw Drive time to comply with the trash can solution until the next DRC Meeting which will be held on 10 June 2019. Vice President Jana Norton Ramirez seconds the motion. All were in favor.

1709 Mexican Plum

Discuss, consider giving the resident at 1709 Mexican Plum Trail time to move the unregistered vehicle until the end of June 2019. Vice President Jana Norton Ramirez motions to waive any fines the resident will acquire at 1709 Mexican Plum Trail. Resident has until the end of June 2019 to resolve the dilemma and contact the Board members if resident needs more assistance. President Catherine Franke seconds the motion. All were in favor.

1317 Black Cherry

Discuss, the resident at 1317 Black Cherry had a disabled Tahoe and was fined \$100.00 for the tank still being on the property. Homeowner is requesting to have the fine waived because the tank was removed before receiving the fine letter. President Catherine Franke motions to remove the fine of \$100.00 and Vice President Jana Norton Ramirez seconds the motion. All were in favor.

7. **District's Rules Governing Violations of Deed Restrictions and the Procedures and tasks Associated with Enforcement of Those Rules.**

No action taken.

8. **Report from the DRC and act on Restrictive Covenant Enforcement.**

Discussed in closed session at the end of meeting.

9. **Deed Restriction Enforcement in Hunters Glen 1 subdivision.**

Lawyer of WTC will keep HGI HOA Board President posted when Sage Management will be able to start enforcing deed restrictions.

10. **Amendment to Restrictive Covenant Management Agreement with Sage Management Services.**

Working on Amendment.

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

Board gave directives regarding out of tour complaints, phone calls and texts regarding violations. Letters are to be sent at time of the reporting period.

12. **Bulk trash day violations.**

Board member comments. Committee will meet with Waste Management.

13. **Pending Lawsuit against owner of 1204 Boerne Drive.**

Discussed in closed session at the end of meeting.

14. Appointment of DRC member to replace Jana Norton Ramirez whose term expires May 8, 2019.

Board Member Comments.

President Catherine Franke appointed Chris Rocco to replace Jana Norton Ramirez on the DRC to serve a term beginning on May 9, 2019 and ending on November 18, 2019.

15. Park and Pond Improvements: Benches for Hatch Pond.

Benches were placed on order.

16. Approval of Minutes from prior DRC meetings.

Pending.

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

Assistant Secretary Art Medrano made the following motion: “I hereby move that the Board find that enforcement of deed restrictions within the Anderson Mill West neighborhood is necessary to sustain taxable property values in the District; that the Board find that a distribution from the Anderson Mill West Neighborhood Association’s share of the District’s Beautification Fund in the amount of \$2,597.48 to that Association will promote functioning of that Association and will thereby facilitate enforcement of deed restrictions in the Anderson Mill West neighborhood because that Association controls and operates the Architectural Control Committee in the Anderson Mill West neighborhood and assists the District by providing information on deed restriction violations; and, that the Board authorize the disbursement of \$2,597.48 to that Association for attorney fees from the District’s Beautification Fund as detailed in the attached invoice; and further, provided that upon request the Association and/or its ACC shall assign to the District any rights that the Association and/or ACC may have to obtain reimbursement of such funds from another party.” President Catherine Franke seconded the motion. All were in favor.

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

No action was taken.

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

Answers regarding District matters can be posted to the WTC website.

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

Fines should be addressed between Sage Management and Inframark. No action is needed by board members.

President Catherine Franke announced that the Board of Directors will go into closed session for consultation with the District's attorney pursuant to Section 551.071 of the Texas Government Code regarding matters related to Agenda Item No. 8 and 13. The Board went into closed session at 8:30 p.m.

At 9:32 p.m., President Franke announced that the Board of Directors has concluded its closed session and is returning to open meeting and that no action was taken during the closed session.

1507 Brighton Bend the board referred to attorney because all the overnight parking violations were waived and they have accumulated more. President Catherine Franke motions to refer this to the attorney. Vice President Jana Norton Ramirez seconded the motion. All were in favor.

1701 Tierra Blanco Cove resident and attorney is working to resolve the issue the unregistered mustang with WTC attorney.

President Catherine Franke makes motion for the WTC attorney to meet and resolve the issue about the cover over the mustang at 1701 Tierra Blanco Cove, Assistant Secretary Art Medrano seconded the motion. All were in favor.

21. Adjourn.

The meeting was adjourned at 9:36 p.m.



President

ATTEST:



Secretary

THE WEICHERT LAW FIRM
3821 Juniper Trace, Suite 106
Austin, TX 78738

Invoice submitted to:

Anderson Mill West Neighborhood Association, Inc.
c/o Megan Dudo
2207 London Lane
Cedar Park, Texas 78613

April 4, 2019

Invoice # 33036

In Reference To: Section 1 - Architectural Control Committee

Professional Services

		Hours	Amount
2/11/2019	GVB Initial phone call with Luis Zervigon concerning Open Records Act submittal to the Association and response to same; request for meeting with Glenn to discuss	0.33	NO CHARGE
2/12/2019	GVB Receipt and review of email from Luis Zervigon regarding background of PIA request including 2/10/19 document request letter	0.33	99.00
2/13/2019	GVB Receipt and review of emails from Luis regarding MUD resolution and Megan Dudo regarding her contact with Linda Fabre on 2/10 regarding Open records Act request	0.33	99.00
2/14/2019	GKW Teleconference with Louis Zervigon. In office conferences with George Basham regarding research on TPIA and applicability to the Association. Research documents in client file.	0.67	201.00
	GVB Research regarding Public Information Act requirements, exceptions from coverage etc; review Attorney General's Public Information Act Handbook 2018 and Texas Property Code definition of Property Owner's Association for meeting with Luis and Megan	1.00	300.00
2/15/2019	GKW Meeting with George Basham, Louis and Megan Dudo regarding applicability of TPIA to AMWNA and response to Linda Fabre.	0.67	201.00
	GVB Meeting with Glenn, Luis and Megan regarding legal provisions of the Public Information Act and possible exceptions; procedures for Attorney General's review	1.00	300.00
2/20/2019	GVB Receipt and review of email from Luis with initial version of revenue and disbursements to be elaborated upon; reply email regarding same and notice of deadlines required by the Public Information Act	0.33	99.00

		<u>Hours</u>	<u>Amount</u>
2/22/2019	GVB Draft letters to Attorney General and Linda Fabre regarding exemptions from coverage of Public Information Act	1.50	450.00
2/25/2019	GVB Phone call from Luis Zervigon; discussion of Architectural Control Committee activity; Association projects; no real property owned; financial documents for AG	0.33	99.00
2/28/2019	GVB Review financial records; Texas Supreme Court decision concerning scope of governmental body definitions; Property Owners Association exemption from the Act's coverage; draft letter to AG with supplemental information and legal argument for exemption; draft letter to Linda Fabre with AG submittal (with redacted records)	2.00	600.00

For professional services rendered

8.49 \$2,448.00

Additional Charges :

2/22/2019 Letter to AG's office

74.74

2/28/2019 2nd Letter to AG's office

74.74

Total costs

\$149.48

Total amount of this bill

\$2,597.48

Balance due

\$2,597.48

Timekeeper Summary

<u>Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
George Basham	6.82	300.00	\$2,046.00
George Basham	0.33	0.00	\$0.00
Glenn K. Weichert	1.34	300.00	\$402.00

Please make checks payable to The Weichert Law Firm. If you have any questions regarding your invoice, contact Jessica Roberson at 512-263-2666 ext 104 or jessica@weichertlaw.com.

CREDIT CARD PAYMENT AUTHORIZATION

Card Number: _____

Expiration Date: _____ Amount to be Charged: \$ _____