

**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**

January 9, 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 9th day of January, 2019 at 6:33 p.m., with the 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 6:33 p.m.

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

- Linda Fabre submitted questions regarding deed restrictions and funding:

- * ~~Question 1:~~ Follow up on beautification funds for Hunters Glen 2.

- * ~~Question 2:~~ Unregistered/disabled vehicles. How does MUD plan to address? Does putting a **cover** over the said vehicle qualify as hidden from public view?

- * ~~Question 3:~~ Replacement of postal boxes. Request for board to replace postal boxes. The ~~post~~ office can replace the postal boxes in the neighborhood; the post office will not replace *unless the boxes are in the ground*. *Can the HOA pay to replace the postal boxes and/or can the funds come from the beautification funds?* Is the board willing to consider this request?

2. Management Report from Sage Management Services.

- ~~2311~~ Robby Lane: more complaints submitted during the holidays. Mr. Stan texted said at 5: 30 am trucks are making noise. Work hours are from 9am till 6pm for construction crew. Sage made a visit on Dec.29 2018 to 2311 Robby Lane. Spoke with the construction foreman regarding work hours. The construction crew communicated that their deadline is Jan.

31, 2019 They are aware of the work hours. Bill Flickinger recommended to follow up with a letter.

- Motion was made by Luis Zervigon to authorize the MUD attorney to send an additional demand letter to the owners at 2311 Robby Lane regarding deed restriction violations, authorizing the attorney to file a lawsuit should the owners not meet the deadline set in letter, and that the board finds enforcement of the restrictions found in the Declaration of Covenants, Conditions and Restrictions for Hunter's Glenn Section II is necessary to sustain taxable property values in the District. The motion was seconded by Catherine Franke. Motion passed unanimously.
- 2505 Terra Blanca POD discussion - Directive to Sage to send a courtesy letter asking for a timeframe for the POD.
- POD discussion: ACC requirements need to be addressed as PODS being used for construction purposes. Board allots 30 days for PODs - after that there has to be a request submitted to keep the POD longer. Board discussed questions on PODS to be directed to ACC for clarification.
- Board discussed with Sage to send the resident that has a POD on their property a courtesy letter to POD Residents and refer addresses to the ACC.
- Board inquired if any fine letters have been sent out at this point in time. Sage informed board that there were approx. 10 pre-fine letters and that most of the violations had been cleared up. Only 1 fine letter anticipated after the Jan Day tour.
- Bulk pick up discussion: Bundling branches is an issue and bulk pick up will not pick up if not properly bundled. Paint Cans are being put out with bulk pick up. These concerns led into discussion of concerns regarding trash service. Chris Rocco is working with Waste Management to address concerns with trash service. Clarification is needed regarding bulk pickup items and how/when to prepare for pickup. This info needs to be added to website.
- Mr. Luis Zervigon asked if Sage is having problems verifying if vehicle parked overnight belongs to the correct/current resident? Sage is having success communicating directly with the residents. The number of vehicles parked overnight has decreased with each tour and residents

that have vehicles that do not belong to them are quick to share the ownership of the vehicle with Sage.

- ~~Single~~ moms with children that drive are struggling with not enough parking spaces. Board member added that Resident should be able to park vehicles in garage and driveway; it fits two vehicles in garage and two in driveway.

3. Pending Appeals of Fines for Violations of the District's Rules Governing Violations of Deed Restrictions and Pending Appeals of Classifications of Violations of Those Rules.

- No Appeals at this time.

4. District's Rules Governing Violations of Deed Restrictions and the Procedures and Tasks Associated with Enforcement of Those Rules.

- Nothing at this time.

5. Report from the DRC and Restrictive Covenant Enforcement.

- No questions

6. Bulk Trash Day Violations.

- There is a need for an interpretation of procedure of pickup of bulk trash.

7. Pending Lawsuit against owner of 1204 Boerne Drive.

- No further action is necessary at this time. Hard copy of amended petition is available.

8. **Restrictive Covenant Management Agreement between the District and Sage Management: Initial Additional Services.**

Sage Management led discussion regarding the rate of certified mail increase. Sage Management directed to submit letter to the board on the increase postal cost for registered /certified mail.

9. **Approval of Minutes from Prior DRC Meetings.**

Jama N. Ramirez made motion to approve the minutes and Catherine Franke provided the second motion. All in favor. Minutes approved

10. **Reports from ACCs.**

None at this time.

11. **Funding for and Interaction with Homeowners Associations within the District to Facilitate Operation of Architectural Control Committee and Other HOA Functions.**

- None at this time.

12. **Coordination of Reporting between Sage Management Services and Inframark on Fines.**

- This item was not discussed.

13. **Delinquent accounts at 3201-B El Salido Parkway and 3301-C El Salido Parkway: Termination of water service and possible litigation against customer.**

- Homes rented out and home owners pay the water bill.
- Inframark had accounts overdue.
- Accounts were resolved.

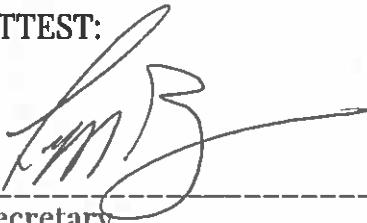
14. Adjourn

- The meeting was adjourned at 7:41 p.m.



President

ATTEST:



Assist / Secretary