

MINUTES OF 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

April 19, 2021

This meeting was held by remote access only in accordance with the March 16, 2020 order by Governor Abbott Suspending certain requirements of the Texas Open Meeting Act to advance the goal of limiting face-to-face meetings to slow the spread of COVID-19. No persons were at the meeting location and no equipment was at the meeting location for access to the meeting. However, members of the public could access this meeting by telephone and participate in the meeting by calling a toll-free number and entering a meeting ID and password.

The meeting was called to order at 6:30 p.m. and roll was called of the members of the Board, to-wit:

Catherine Franke
Art Medrano
Linda Fabre
Megan Dudo
Elizabeth Jones

President
Vice President
Secretary
Assistant Secretary/Treasurer
Assistant Secretary/Treasurer

All Directors were present, thus constituting a quorum. Also attending the meeting were Greg Smith, David Flores, Usha Divi, Gerald Burgess, Marissa (no last name given), Matthew Winnington, Jina (No last name given), Gretchen Smith, James and Diana Sagnes of Sage Management, and Bill Flickinger of Willatt & Flickinger.

Agenda Item 1: Public Comments

- Dir. Franke closed the public comments portion of the meeting at 6:36.

Agenda Item 2: Management report from Sage Management Services (Time Stamp 8:54)

- Diana Sagnes reviewed the summary of violations from March of 2021. Mrs. Sagnes talked about trash cans in view, overnight parking, Pods/dumpsters, and friendly letters.
- No action was taken at this time.

Item 3: *Pending appeals of fines for violations of the District's Rules Governing Violations of Deed Restrictions (Time Stamp: 18:00)*

- Diana Sagnes reviewed the pending appeals.
- Appeal #1: The Trailer on Peppergrass. The committee has been provided a copy of the appeal and the committee is going to make a recommendation to the Board. It is a first time appeal and the violation has been corrected.

- **Motion: To wave the \$100 fine for the trailer for the appeal #1.**

Motion by: Dir. Franke

Second by: Dir. Medrano

Aye: Dir. Dudo
Dir. Medrano
Dir. Jones
Dir. Franke
Nay: Dir. Fabre

- Dir. Fabre asked questions regarding the trailer and would like to see appeals prior to meetings to read the appeals.
- Dir. Fabre wanted on the record that it is inappropriate to ask for a vote without having all the information.
- Appeal #2: Trash Can in view on Brighton Bend Lane. Fine letter sent on April 7, the appeal has been submitted, committee has reviewed the appeal and recommended waiving the fine as it is a first time fine.

- **Motion: To wave the \$100 fine for Brighton Bend Lane**

Motion by: Dir. Franke

Second by: Dir. Jones

Aye: Dir. Dudo
Dir. Medrano
Dir. Jones
Dir. Franke

Nay: Dir. Fabre

- Dir. Fabre wanted it on the record that it is inappropriate to ask for a vote without having all the information.
- Discussion of Tierra Blanco violation.
- Discussion of "Appeal" on Birch Drive.

- Discussion of Overnight Parking on Lobelia.
- Discussion of the house involving the Disabled Veteran on Melba Pass.
 - The Resident has registered all the vehicles through August. They have fines for unregistered vehicles and fines for overnight parking. Waived 450.00 in fines in the past. Board voted on the payment plan, but the resident has not set up the payment plan account and is appealing the payment plan altogether .
 - Discussion on how the Board wants to handle dealing with the resident who hasn't paid the violations and the water bill.
- Dir. Franke is going to put together a letter for the Board to review on what will be communicated to the resident.
- Diana Sagnes is going to be communicating to the resident that the payment plan is still in place.
- **Motion: All appeals be stored on the shared drive that Bill Flickinger's Office's is managing where the letters are being stored so that the entire board can be aware of what the residents are submitting and all of their requests. That puts all appeals letters in one spot for everyone to see.**

Motion by: Dir. Fabre

Second by: Dir. Medrano

Aye: Dir. Fabre
Dir. Dudo
Dir. Medrano

Nay: Dir. Jones
Dir. Franke

Agenda Item 4: *Appointment of DRC member to replace Catherine Franke whose term expires April 19, 2021.* (Time Stamp: 1:13:59)

- Catherine Franke reappointed herself the Deed Restriction Committee
- No action was taken at this time.

Agenda Item 5: *Appointment of DRC member to replace Beth Jones whose term expires April 19, 2021.* (Time Stamp: 1:13:59)

- Beth Jones was reappointed to the committee by President Catherine Franke
- No action was taken at this time.

Agenda Item 6: Amendment of Resident Rights Document. (Time stamp: 1:15:33)

- Discussion of the Residents Rights document.
- Discussion of the Friendly letter contents. Bill Flickinger stated that the friendly letters are not designed to be formal letters. Friendly letters are designed not to offend people but designed to get people's attention of the concern and possibly get a response.
- Dir. Franke asked a question on what is the definition of the underlying authority in the last line of revised section iv.
- Discussion over revised section v regarding consequences listed in Notice of Violations.
- Discussion over revised section vi on notices including right of appeal.
- Discussion over revised section vii regarding Formal Notice of Violation for second or subsequent violations.
- Discussion over revised section ix regarding fining for accumulated multiple violations.
- Dir. Franke asked a question on who can file for an appeal.
- Bill stated that the house owner, resident, etc. can file for an appeal, but do not accept appeals from minors even if they committed the violation. The parents would file for an appeal.
- Dir. Fabre made a statement that the friendly letters are the first contact a resident has with deed enforcement.
- Dir. Fabre discussed her disagreement with taking out important information on the friendly letters and wants the same information on all the letters.
- Further discussion on what information needs to be included in the friendly letters.
- **Motion: To approve this document with the change of paragraph level 4 in adding the words "and friendly letters" after notice of violation.**
 - Motion by: Dir. Medrano
 - Second by: Dir. Fabre

Aye: Dir. Fabre
Dir. Dudo
Dir. Medrano
Dir. Jones
Dir. Franke

Agenda Item 7: Resolution Authorizing Disbursement from the Anderson Mill West Beautification Fund to Pay Attorney Fees Incurred by Anderson Mill West Neighborhood Association, Inc. in Connection with Cause No. D-1-GN-20-003773; Linda Fabre and Matthew Fabre v. Williamson Travis Counties Municipal Utility District 1 and Anderson Mill West Neighborhood Association, Inc.; In the District Court of Travis County, Texas; 53rd Judicial District. (Time Stamp: 1:49:24)

- **Motion: To approve the resolution of the Board of directors of Williamson Travis County Municipal Utility District authorizing distribution of beautification neighborhood fees of \$3,585.**

Motion by: Dir. Medrano

Second by: Dir. Jones

- Dir. Fabre made a statement that the request was not made by Anderson Mill West Executive committee; it was made by Chris Rocco ACC.
- Bill Flickinger stated that Chris Rocco is on the Executive Committee and he is treating the request from the Neighborhood Association not the ACC.

Aye: Dir. Dudo
Dir. Medrano
Dir. Jones
Dir. Franke

Nay: Dir. Fabre

- On the record: Director Fabre read a prepared statement regarding the topic related to her lawsuit. To date public funds in excess of \$16, 000 dollars have been spent to defend this private social organizations mandate over properties in Anderson Mill West through a purported transfer of rights from the MUD to set up and house an Architectural control committee. The MUD has no authority over any ACC and therefore cannot give rights they didn't have over the ANWANA. Voting to pay for their legal defense is self-serving and a clear abuse of power which is why the first amendment to my lawsuit includes the misappropriation of public funds.
- **Motion: That the expense rate records from all of the beautification funds be published on the MUD's website for full transparency of where public funds are being directed.**
 - Motion by: Dir. Fabre
 - There was no second.
 - No action was taken on this motion.

Agenda Item 8: Request for accommodation of Unique Animals by owner of property on Hannah Kay. (Time Stamp: 1:57:10)

- If no letter is received by tomorrow April 20 the request for accommodation is denied.
- No action was taken at this time.

Agenda Item 9: Deed Restriction webpage updates (Time Stamp: 2:01:00)

- Discussion on what information is on the Deed Restriction Enforcement page and how to navigate the page.
- Rulings made by the Anderson Mill West Architectural Control Committee will be added along with the description of what the ACC is
- The current forms for the review of proposals for Construction or Modification will need to be looked at to make sure they are up to date.
- The links need to be fixed on the deed restriction document page.
- **Motion: To adopt the content on the deed restriction enforcement page as presented to the board tonight and authorizing the content to go live.**

Motion by: Dir. Franke

Second by: Dir. Jones

- There was further instruction on the motion.
- Further discussion on what links are to be added to the website.

Aye: Dir. Dudo

Dir. Medrano

Dir. Jones

Dir. Franke

Nay: Dir. Fabre

- Dir. Fabre wanted it on the record "Putting documents generated outside of this Muds authority on the MUD's website are endorsing those documents and I do not endorse those documents."

Agenda Item 10: Minutes from prior DRC meetings (Time Stamp: 2:26:08)

- Waiting for DRC to review the other drafts.
- No action was taken at this time.

Agenda Item 11: Deed Restriction enforcement actions pending with the District's Attorney. (Time Stamp: 2:26:30)

- Prior discussion.
- No action was taken at this time.

Agenda Item 12: Future Board Meetings- schedule and scope of agendas (Time Stamp: 2:26:45)

- Dir. Franke wants to add a discussion as it relates to email with third party vendors (Inframark, Gray engineering, Bill etc.) for next Wednesday's meeting.
- Dir. Fabre wants to add an agenda to discuss creating a tax exemption for persons over 65, adding open records requests into the financial packet, the rules of order, and add the bills being presented in the 87th legislative session that impact MUD districts.
- Dir. Jones wants to add to discussion what the Board can accept and not accept of people in the neighborhood sending in deed complaints.
- Dir. Franke will contact AWBD.

Agenda Item 13: Adjournment (Time Stamp: 2:41:03)

Motion: Adjournment of meeting at 9:09 p.m.

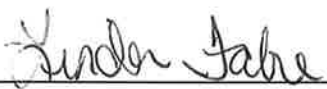
Motion by: Dir. Fabre
Second by: Dir. Franke

Aye: Dir. Dudo
Dir. Fabre
Dir. Medrano
Dir. Franke
Dir. Jones

Attest:



President



Secretary