

Director Norrell clarified publicly that she received her HOA meeting invitation through her personal email instead of her District email. She also explained that during the meeting, she spoke as a resident, not as a Board member, and did not represent the District in her comments.

Director Avila expressed support for Director Norrell, stating that Board members are entitled to attend HOA meetings and speak freely. He also mentioned that he does not believe Director Norrell was acting in her official capacity as a Director.

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

- (a) approve bills and invoices;

Motion: Approve Bookkeeper's Report and disbursement of funds.

Motion by: Director Norrell

Second by: Director Avila

Ayes: Jones, Rocco, Avila, Norrell

No:

Agenda Item No. 5: Minutes of the 18 March 2026 meeting(s);

Minutes were deferred until the next meeting.

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;
- (e) update on Bond Application Report; and
- (f) update on other matters, as needed;

Mr. Cabler presented the Engineering Report for the Board's review and approval; a copy is available on the District's website. He then updated the Board on the Sanitary Sewer Cleaning and Televising Project, reporting that Westwood has been in contact with AIMS regarding the final project documentation but has not yet received it. He also updated the Board on the Lead and Copper Rule Revisions, stating that on April 14, 2026, Director Rocco provided Westwood with contact information. Westwood will engage with that contact to determine whether the information is sufficient to meet the Texas Commission on Environmental Quality ("TCEQ") and Environmental Protection Agency ("EPA") requirements for updating the inventory. Mr. Cabler updated the Board on the status of the Dagama and Sun Chase Park lift stations, stating that Westwood is nearing final design and will review it with the Infrastructure Committee when it is ready. He then discussed the April 13, 2026, Infrastructure Committee meeting and included the meeting minutes in his report. Mr. Cabler next discussed the District-Wide Sidewalk Assessment, stating that Westwood has compiled a first draft, which will be sent to the Infrastructure Committee for review.

Mr. Cabler then discussed the Bond Application Report ("BAR"), confirming that the application has been submitted to the TCEQ. He then provided an overview of projects across the District, noting the upcoming inspection of the Lakeline Oaks CMU Wall scheduled for May 6, 2026. Additionally, he informed the Board about three land tracts that DR Horton wants to deed

to the District, noting that the District Attorney is awaiting the necessary documents to initiate the process. Mr. Cabler then discussed the CMU wall located at 3210 Red Bay Drive, stating that Inframark has yet to receive a quote for the repairs. He then updated the Board on FM 620 construction, noting that the estimated construction start date is April 2032, according to the TxDOT Project Tracker Website.

Finally, Mr. Cabler updated the Board on a resident sidewalk inquiry, noting that the resident expressed concerns that the repairs could harm a tree on their property. Additionally, he stated that Westwood received an email from AT&T requesting maps of the District, noting that Westwood responded and requested information about the work to be performed by AT&T.

Motion: Approve the Engineer's Report.

Motion by: Director Rocco

Second by: Director Avila

Ayes: Rocco, Norrell, Avila, Jones

No:

Agenda Item No 7: New Business, including;

- (a) bid for new cameras for building;**
- (b) discuss using ACH origination;**
- (c) discuss amending current security contract/start new contract with police officer**

Mr. Berger informed the board about the camera bid, noting that both vendors, Touchstone and Oracle, found the cameras to be of high quality. They suggested that any issues might stem from limited internet bandwidth. Neither vendor submitted quotes, as they could not recommend equipment superior to the District's current setup. He also mentioned that Touchstone is continuing to work on a quote for new microphones, since the current ones are not functioning properly.

Ms. Rickert gave a brief overview of Automated Clearing House ("ACH") origination, stating that it would involve the District moving away from paper checks and adopting electronic payments. She also mentioned that it would eliminate the risk of paper checks being lost or stolen in the mail, potential fraud attempts, and late payments to vendors and consultants. Director Jones and Rocco provided comments in support of the District's transition to ACH origination.

Director Jones further discussed revising the District's existing security contract, emphasizing the need for a police officer at every meeting. She also stated that the District currently has only a private security contract with U.S. Domestic and Foreign Protection Services, LLC ("USDFPS"), and that hiring a police officer for the District has been difficult. She noted that on previous occasions, members of the public have harassed the officers and tried to get them in trouble. Director Norrell asked questions about the process for hiring an officer and whether the District had previously attempted to do so. Director Rocco provided comments on the difficulty the District faces in hiring a police officer, stating that both Williamson and Travis Counties refuse to come work for the District.

Ms. Reese then provided a brief overview of Officer Trak and of the procedure for requesting an officer to be present at the meetings and explained how their compensation is managed. Officer Trak is a request service for Williamson County officers to work overtime, and the District pays a Williamson County officer.

The Board then discussed with Ms. Reese the possible outcomes should an officer cancel at the last minute. Ms. Reese said it is rare for an officer to be unavailable, and she hopes there will be ample notice, but she has never had that issue arise. The Board then discussed whether

a private security contractor is needed and what issues would arise if the police officer were unavailable.

Director Avila then asked Mr. Maldonado to clarify the differences between a private security officer and a police officer so the public can understand why the District needs a police officer. Mr. Maldonado explained that security officers are limited to reporting and observing unless they witness a felony. He emphasized that police officers have more authority in challenging situations and recommended that the District hire a police officer for this reason, citing the District's complicated history.

Director Avila commented on new gun laws and on the building signage being ineffective due to those laws. Director Avila then requested legal advice on whether a person can carry a gun in a government building.

Motion: Approve ACH documents and process, with cost to the District, at 7-10 hours for initial setup. This was voted on subject to attorney review... needs to be in the motion.

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

**Ayes: Jones, Norrell, Avila, Rocco
No:**

Motion: Approve to have a police officer in attendance at every meeting.

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

**Ayes: Jones, Norrell, Avila, Rocco
No:**

Motion: Approve authorizing Inframark to ensure that a police officer is present at each Board meeting through the Officer Trax application, including tonight's meeting.

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

**Ayes: Jones, Norrell, Avila, Rocco
No:**

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;**
- (c) discuss and authorize park repairs/park improvements;**

Mr. Berger presented the General Manager's Report for the Board's review; a copy is available on the District's website

Mr. Berger reported that March's water accountability was 81%. He stated that NRW Consulting Services, Inc. ("NRW") has pinpointed the leak and is awaiting a response from his operations manager, who was on site with NRW during the inspection. He said he will provide the

Board with a quote at the next meeting. He also updated the Board on the streetlight survey conducted on March 20, 2026. No outages were reported to Pedernales Electric Cooperative, Inc. ("PEC").

Mr. Berger next discussed customer billing and notices, reporting that 118 delinquent letters were mailed, 83 door tags were hung, and 13 disconnects occurred, all of which were reconnected. He also noted that there were no customer requests to report.

Mr. Berger provided an update on pond inspections at Anderson Mill West Pond and Cashell Wood Pond on March 20, 2026. He said inspections are complete, and the report will be shared at the next meeting. He noted concerns raised afterward, including the Madeline Loop Bridge, where Tammy at LandCare is unaware of defects. Concerns about a loose handrail at Aster Pass and Anderson Mill B were also mentioned, along with issues with the caisson wall—location unclear, so he plans to meet with a resident. He also addressed concerns related to response times to lift station alarms and live-stream issues, recommending that the Board update its internet service.

Mr. Berger provided an update on previously approved projects, noting that Playgrounds Etc. and Park Pro Tek have completed repairs at Anderson Mill West Park. He also mentioned that at the Dagama Lift Station, Generator Field Services is awaiting parts to repair the damaged controller.

Mr. Berger then discussed a notification letter from Waste Management that includes a rate adjustment and is available in Inframark's report on the District's website.

Mr. Berger then reviewed Inframark's list of quotes and noted some repairs and clean up at DP4 Anderson Mill West Park A, stating that 5 disk golf 4'x4' pieces of wood, edging, and trim vegetation and trees from horseshoe and washer pit areas need to be taken care of. The quote for the cleaning and repairs is \$1,976.00. He then noted additional quotes for clean-up projects at DP11 Yequa Creek with a quote of \$494.00, DP7 Vestavia with a quote of \$3,952.00, DP6 Cashell Wood Pond with a quote of \$3,952.00, DP2 Madeline Loop with a quote of \$3,952.00, and securing bridge posts at DP5 Anderson Mill for a quote of \$520.00 and DP10 Aster Pass. with a quote of \$520.00, all of which can be found in Inframark's report located on the District's website.

He then moved on to the quotes he received from LandCare regarding landscaping for the Hatch Pocket Park, with a quote of \$8,774.33, vegetation and sediment cleanup at Cashell Wood trickle channel, with a quote of \$2,970.00. He then noted additional quotes from LandCare regarding vegetation cleanup and tree trimming at Anderson Mill Pond, totaling \$13,257.14, and to replenish the Asian Jasmine plants with a quote totaling \$10,204.26.

Mr. Fry from Bill Fry & Associates ("BFA") provided the Board with an overview regarding Inframark's Professional Services Agreement ("PSA"). His report can be found online on the District's website. Mr. Fry noted that he will bring a contract for consulting services to the May board meeting.

Motion: Approve \$15,366.00 for the specified projects in the General Manager's Report.

Motion by: Director Jones
Second by: Director Norrell

Ayes: Flores, Norrell, Avila, Rocco
No:

Motion: Approve Inframark's updated PSA to start May 1, 2026.

Motion by: Director Rocco
Second by: Director Norrell

Ayes: Norrell, Avila, Rocco, Flores
No:

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

- (a) Parks Committee, including:
 - i. discuss needed repairs;
 - ii. update on 5-year park plan;
 - iii. discuss amending Park Rules and membership rates;
- (b) Information Management Committee, including exploring alternative website providers and status of reviewing and cleaning up District website;

Director Jones noted that item 9(a)(i) was already discussed previously in the meeting, and no updates were provided concerning 9(a)(ii). She then updated the board and the public on the Park Rules and Rates, stating that annual memberships have increased. The updated park rules can be found online on the District's website.

Director Norrell then provided the Board and the public with information about the website cleanup, stating that they are working to ensure that all the District's documents that are available per the legal requirements are posted.

Motion: Approve amended Park Rules as presented to be effective May 1, 2026.

Motion by: Director Jones
Second by: Director Avila

Ayes: Norrell, Avila, Rocco, Flores
No:

Agenda Item No 10: 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 were no updates to report.

Agenda Item No 11: Attorney's Report, including

- (a) billing dispute – Key Plumbing Services;
- (b) amend District Rate Order;

Mr. Berger then updated the Board on a resident issue, stating that the resident had hired Key Plumbing Service to perform repairs. In the process, the plumber turned off the District's cut-off valve, and it broke while they were turning off the service. Inframark went out to fix the broken valve on an emergency basis, then billed the resident for the cost and, in turn, passed the charges on to the plumber. Key Plumbing Services is now disputing the cost.

Mr. Konopka updated the Board on the District's Rate Order stating that Fire Protection Rate increased from \$34.89 a month to \$35.35 a month.

Motion: Approve not to penalize the resident for non-payment until the Board receives and reviews backup documentation related to the broken cut-off valve.

Motion by: Director Rocco
Second by: Director Jones

Ayes: Norrell, Avila, Rocco, Flores

Motion: Approve amended Rate Order to reflect 2026 Fire Protection Rate of \$35.35.

Motion by: Director Rocco
Second by: Director Norrell

Ayes: Norrell, Avila, Rocco, Flores

Motion: Approve rescheduling the May meeting to May 12, 2026, at 5:00 pm.

Motion by: Director Jones
Second by: Director Rocco

Ayes: Norrell, Avila, Rocco, 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 entered into executive session at 8:20 pm.
The Board came back into open session at 8:37 pm.

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

The Board 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 17 June 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