

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

November 15, 2021

STATE OF TEXAS §
 §
COUNTIES OF WILLIAMSON §
AND TRAVIS §

A special meeting of the Board of Directors of Williamson-Travis Counties Municipal Utility District No. 1 was held jointly with a regular meeting of Deed Restriction Committee of Williamson-Travis Counties Municipal Utility District No. 1 at 6:30 p.m. on November 15, 2021, at the District Office at The Park at Lakeline Oaks, 1000 Old Mill Road, Cedar Park, Texas 78613. The meeting was open to the public and notice was given as required by the Texas Open Meetings Act.

Board President Catherine Franke called the meeting to order at 6:30 p.m. and a roll call of the Directors was taken. The Directors present were:

Catherine Franke	—	President
Art Medrano	—	Vice President
Linda Fabre	—	Secretary
Megan Dudo	—	Assistant Secretary/Treasurer
Beth Jones	—	Assistant Secretary/Treasurer

thus constituting a quorum. All Directors were present.

Also present were Bill Flickinger and Allison Nix of Willatt & Flickinger, PLLC, James Sagnes and Diana Sagnes of Sage Management Services, and District residents Allen and Maxine Kaplan, Gerald Burgess, Shannon Baur and David Flores.

1. PUBLIC COMMENTS

Shannon Baur made a public comment.
Gerald Burgess made a public comment.

David Flores made a public comment.

2. MANAGEMENT REPORT FROM SAGE MANAGEMENT SERVICES

Diana Sagnes noted the Board received Sage Management's tour report electronically by Board choice. She reported that the overnight street parking violations have come down substantially. There are no fines at all, mostly friendly letters sent which seem to be new people

who do not know the rules. Ms. Sagnes said college kids will be coming home for the holiday season. It will be a Board decision for an overnight street parking moratorium. In the past, Thanksgiving was not so late in the month, so Sage Management could get two overnight tours done. There were also two in the summer. Ms. Sagnes reported that one vehicle issue was resolved after seeing it in a driveway, so the owner has been identified.

Regarding day tour violations, the trash cans in view were limited. There are more issues with them in the street. The committee will determine how to address it. There are still problems with the purple nut sage in residents' yards. Ms. Sagnes said the number of trailers, boats and RVs has decreased. Specific deed restriction violations will be discussed in executive session to protect the residents' confidentiality.

Dir. Fabre commented that the obstruction of sidewalks ruling is not a deed restriction violation, it is a violation of the law, and the deed restriction enforcement managers are not peace officers. There is a Board Resolution directing them to call law enforcement in those instances. Ms. Sagnes said the violations were for yard vegetation growing over the sidewalks which is a maintenance issue. There was additional discussion on which maintenance violations should be handled by Sage Management. All agreed that law enforcement realistically will not come out to address sidewalk obstructions. Dir. Franke said a distinction needs to be made between vegetation and cars blocking the sidewalks. She thought the Board Resolution was regarding vehicles and not yard maintenance issues. Dir. Fabre said that Sage Management's letters should say the violations are for yard maintenance instead of obstruction of sidewalks, and Dir. Medrano agreed. Dir. Fabre noted there is a yard maintenance ruling posted on the District's website, but it is just a document, and there needs to be something of value before residents are fined for those violations. Dir. Franke said they are not going to get picky about enforcement of lawn maintenance. Dir. Fabre said there is nothing in the deed restrictions saying they can. Ms. Sagnes asked that suggestions be sent to the committee. She said grass will not be growing much soon, so there will be time to fine-tune it.

Dir. Franke moved to Agenda Item No. 4.

4. HOLIDAY MORATORIUM REGARDING ENFORCEMENT OF OVERNIGHT STREET PARKING

Dir. Franke commented that normally, the overnight street parking moratorium begins the weekend before Thanksgiving and goes through December until school starts again. She suggested running it through at least the first week of January. Dir. Dudo added that the college students do not go back to school until mid-January. Diana Sagnes said they can push back their overnight inspection until after the 5th or 6th when kids go back to school, and Sage Management can still fit two tours into January.

Motion: **Set the holiday moratorium on overnight street parking to begin on November 20th and end on January 14th.**

Motion by: Dir. Medrano
Second by: Dir. Jones

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

Director Fabre stated there are 1931 properties in the District and only 390 properties where street parking overnight is a violation leaving 1541 properties where parking in the street in the middle of the night does not impact the value of property. If there is a problem, involving safety or health because of street parking in the middle of the night, the DRC of Beth or Catherine should address them with the properties causing the problem.

Motion: **The Board reconsider enforcement of overnight parking on the 390 properties affected to determine what the impact is to the value of the properties and the cost associated with enforcement.**

Motion by: Dir. Fabre
Second by: Dir. Medrano

Aye: Dir. Fabre
Dir. Medrano

No: Dir. Dudo
Dir. Franke
Dir. Jones

Dir. Fabre suggested polling those 390 homes because she thinks those people should make that decision. Dir. Franke said they should change their deed restrictions. The neighborhoods have to do that on their own. Dir. Fabre said the Board could make the decision not to enforce instead. There was additional discussion on clarification of what the motion means. Dir. Fabre said she is asking the Board to reconsider not enforcing that part of the deed restrictions unless it is a health or safety issue and consider not spending that extra money every month for Sage Management's overnight tours. Dir. Franke thinks the motion is too broad, and Dir. Medrano said he wants to study the issue. Dir. Dudo asked Bill Flickinger about the District's obligation to enforce the deed restrictions. Mr. Flickinger said the Board has no obligation to enforce restrictions as a MUD, but they can make exceptions when they do enforce. When the Board decides to stop enforcement of a certain restriction, it makes the determination that it is not necessary to sustain property values in the District. Mr. Flickinger said that when the issue came up in the past, the Board in place wanted to continue enforcement. Dir. Franke does not think this motion is the vehicle to pursue looking into it. Dir. Dudo said she does want to look into this more. Dir. Franke told Mr. Flickinger to add an item on this matter to the January DRC meeting agenda. Dir. Fabre told Dir. Franke she is obstructing progress.

Dir. Franke moved to Agenda Item No. 5.

5. MINUTES FROM PRIOR DRC MEETINGS

Motion: **Approval of the minutes of the October 18, 2021 DRC meeting.**

Motion by: Dir. Medrano
Second by: Dir. Franke

Aye: Dir. Dudo
 Dir. Franke
 Dir. Medrano

Abstain: Dir. Fabre
 Dir. Jones

Dirs. Fabre and Jones abstained because they have not read all the minutes. The January 18, 2021 and February 15, 2021 DRC meeting minutes will be tabled until Wednesday's meeting.

Dir. Franke moved to Agenda Item No. 8.

8. FUTURE BOARD MEETINGS – SCHEDULE AND SCOPE OF AGENDAS

The next regular Board meeting is on Wednesday. The RFQ for General Counsel will be on the December meeting agenda, and candidate interviews will be on December 8th and 9th. Dir. Franke would like to move the interviews to December 13th and have a combined meeting on December 15th. After detailed discussion, the Board decided to have a special meeting on December 8th to interview general counsel candidates, the DRC meeting will be on December 13th, and the regular Board meeting will be on December 15th, at which a decision on general counsel will be made. Dir. Fabre requested that the following items be added to the December 15th meeting agenda: Communications Policy violations, the Waste Management 2022 recycling calendar, performance review of Sage Management, and the CASE conference receipts. Dir. Fabre said those items need a vote by the Board, plus every other agenda item she has submitted in the past four months that have been denied by Dir. Franke.

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 Nos. 3, 6 and 7. The Board went into closed session at 7:29 p.m.

At 8:41 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.

Dir. Franke moved to Agenda Item No. 3.

3. PENDING APPEALS OF FINES FOR VIOLATIONS OF THE DISTRICT'S RULES GOVERNING VIOLATIONS OF DEED RESTRICTIONS

Motion: Waive and credit what was billed in fines for the Sabinal property, subject to verification of the fines actually billed.

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

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

Dir. Franke moved to Agenda Item No. 6.

6. DELINQUENCIES; DISCONNECTION OF WATER SERVICE ON DELINQUENT ACCOUNTS

No action was taken on this item.

7. DEED RESTRICTION ENFORCEMENT ACTIONS PENDING WITH DISTRICT'S ATTORNEY AND AUTHORIZATION FOR DISTRICT'S ATTORNEY TO PROCEED WITH ADDITIONAL DEED RESTRICTION ENFORCEMENT ACTIONS; LEGAL ACTION AGAINST OWNERS ON BEECHNUT TRACE AND BIRCH DRIVE FOR CURRENT DEED RESTRICTION VIOLATIONS

No action was taken on this item.

9. ADJOURN

Motion: Adjournment of meeting at 8:42 p.m.

Motion by: Dir. Medrano
Second by: Dir. Franke

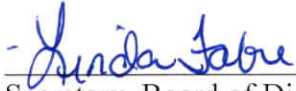
Aye: Dir. Dudo
Dir. Fabre
Dir. Franke
Dir. Jones
Dir. Medrano



President, Board of Directors
Williamson-Travis Counties Municipal

Utility District No. 1

ATTEST:



Secretary, Board of Directors
Williamson-Travis Counties Municipal
Utility District No. 1

[DISTRICT SEAL]

3\\WTC MUD No. 1\\Minutes\\11-15-21-DRC
12/13/21