

MINUTES OF MEETING OF THE BOARD OF DIRECTORS  
OF WILLIAMSON-TRAVIS COUNTIES  
MUNICIPAL UTILITY DISTRICT NO. 1

21 August 2024

STATE OF TEXAS

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COUNTIES OF WILLIAMSON AND TRAVIS§

The Board of Directors (the "Board") of Williamson-Travis Counties Municipal Utility District No. 1 (the "District"), of Williamson and Travis Counties, Texas, met in regular session, open to the public at 6:30 p.m. on the 21st day of August 2024, at The Park at Lakeline Oaks located at 1000 Old Mill Road, Cedar Park, Texas 78613, an official meeting place within the boundaries of the District, pursuant to notice duly given in accordance with the law, and the roll was called of the duly constituted officers and members of the Board, to wit:

Hanoi Avila	President
Linda Fabre	Treasurer
Kelley D. Masters	Secretary
David Flores	Assistant Secretary
Beth Jones	Director

and all of said persons were present, thus constituting a quorum.

Also present in person were Carrol Norrell, a resident of the District and Whendy Martinez; Makenzi Scales and Stephanie Reese of Inframark, LLC ("Inframark"), the District's Operator; Jacob Valentien of Westwood Professional Services, Inc. ("Westwood"), the District's Engineer; Cole Konopka of Coats Rose, P.C. ("Coats Rose"), the District's Attorney; and Lisa Rickert of Artesian Financial Services ("Artesian"), the District's Accountant. Attending the meeting by teleconference were; Cara Sliva of Artesian and Tammi Nelson of Coats Rose.

**Agenda Item No. 1: Comments and questions from District residents.**

- Ms. Norrell addressed the Board with a public comment stating her suggestion for moving up the Attorney's Report on the Agenda to before Old and New business. She then stated her concern about reported vandalism in her neighborhood. She further stated that the neighbors reported that small potted plants were taken off resident's property and that larger potted plants were either broken or uprooted. Ms. Norrell reported that she had reviewed her Ring Doorbell camera video and saw nothing. She then stated that the neighbors on both sides of her street reported seeing nothing on their doorbell cameras. She further stated that not long thereafter she received an article about a jamming device that when turned on interferes with the functionality of Ring Doorbell cameras by disrupting radio frequencies between the camera and the receiver and renders the device to be non-functional.
- Next, Ms. Martinez addressed the Board with a public comment stating that she lives in a neighboring District and that she believes that it is up to the taxpayers to hold officials accountable. Ms. Martinez then stated that she had watched events unfold in the District

over the last several months and found them appalling. Ms. Martinez stated that in June, Director Jones, Director Avila and Director Masters voted to remove Director Fabre from the Invoice Committee and from her position as President of the Board. She then stated the removals were because Director Fabre asked the bookkeeper to reconcile payment issues to Director Avila. She then stated that Director Fabre had not asked the bookkeeper to audit the account but simply reconcile and review the payments to ensure that any discrepancies were rectified. She further stated that Director Fabre had been removed from the Billing and Invoice Committee and as President of the Board for daring to ask the bookkeeper to do her job. Ms. Martinez then questioned how Director Avila can still sit on the Deed Restriction Committee and become President of the Board despite his admission of violating his own deed restrictions by owning chickens. She then stated that it appears that rules only apply to some and not all residents of the District. Ms. Martinez further stated that all of the Directors have an obligation to the taxpayers of the District to abide by the rules they enforce and to handle tax payers' dollars with care because decisions that are made affect the taxpayers' pockets and properties.

**Agenda Item No. 2: Consent Agenda, including approval of minutes of 17 July 2024.**

- **Motion: Approve the minutes of 17 July 2024, as they appear in the Board packet tonight.**  
  
**Motion by: Director Fabre**  
**Second by: Director Flores**  
  
**Ayes: Director Jones**  
**Director Flores**  
**Director Avila**  
**Director Fabre**  
**Director Masters**

**Agenda Item No. 3: Accountant's Report, including:**

- (a) payment of bills and invoices;
- (b) review of payments on current not-to-exceed expenditures;
- (c) review draft budget for the District for Fiscal Year ending 30 September 2025; and
- (d) unclaimed property.

- Ms. Sliva next presented the Accountant's Report and reviewed the District's bills and invoices, including Summary of Funds, Cash Flow statements and Actual versus Budget report. Ms. Sliva then stated that it appeared on the Actual versus Budget report for July 2024 that the recap had not been entered. Ms. Sliva further stated that she would send an updated report. Ms. Sliva reported that regarding Check No. 1285 made payable to Liberty Civil Construction, LLC, that she had been in contact with the District's Engineer and was informed that there were a few items remaining on the punch list and that Artesian will not release the check until it receives confirmation that all items were completed.

- Ms. Rickert next presented the draft budget for the District for the Fiscal Year ending 30 September 2024. Ms. Rickert then stated that all Board members received a copy of the draft budget on 14 August 2024 and that Artesian had met with Director Avila and Director Jones for two hours on 19 August 2024 and went over input from the District's Engineer, including information from the five-year projections for capital expenditures. Ms. Rickert further stated that the budget submitted was a preliminary budget and that the budget does not have to be adopted until September 2024.
- Mr. Konopka then stated that he recommended deferring approval of the budget until Director Avila can meet with Director Fabre to review the budget. He then stated that the budget can also be amended at any time thereafter.
- Director Fabre then requested that the bookkeeper address her comments and questions that she made to the draft budget. A Board discussion ensued regarding deferring approval of the budget until the Budget Committee can meet with the bookkeeper and resolve any questions.
- Director Fabre then stated that Check No. 1283 for Inframark for \$70,992.90 includes services for September 2024 and requested that the check be held by Artesian. She then stated that for the last six months she had called attention to the fact that governments do not pay for services prior to receiving the services. Director Fabre then stated that she had sent the Government Code to the District's attorney for review. She further stated that her understanding was correct and that governments should not pay for services they do not receive. Director Fabre then stated that she had requested that Mr. Konopka forward the information from the Government Code to Directors Avila and Jones and to Artesian so that they can follow governmental accounting practices. Director Fabre then stated concerning Check No. 1289 to Ranger Guard that there was not a signed contract in place with Ranger Guard. She then stated that the Board had merely approved the selection of the Ranger Guard proposal. She further stated that the Ranger Guard agreement contained many mistakes that are not beneficial to the District and instead are beneficial to Ranger Guard. Director Fabre then stated that she had annotated the mistakes in the Ranger Guard agreement under Agenda 9(f). Director Fabre then stated that under Check No. 1296 for \$1,100 that Artesian had redacted the customer's name and that the District needs to see the customer's name so that a comparison can be made to deposit receipts. Ms. Sliva then stated that she would forward an unredacted report to the Board.
- Director Fabre then stated that she did not see the Williamson County Constables' timesheets in the Board Packet. She then stated that she saw a payroll detail report that shows the hourly rate for Deputy Johnson and Deputy Stinson at \$65.00 per hour. She further stated that she believed that the Board two years ago had approved a pay rate for the Williamson County Constables of \$60.00 per hour. Director Fabre then stated that she would search for the motion to make sure that the pay rate for Deputy Johnson and Deputy Stinson had not been increased.

- Ms. Scales then stated that the \$1,100.00 Rate Order adjustment check was for one of the original deposit checks that was to be hand delivered but was not. She further stated that the resident finally responded and requested his refund.
- Director Avila then stated that his understanding of the Ranger Guard agreement was that the agreement was approved at last month's Board meeting. He then inquired why the request was made to hold the check. Ms. Scales then stated that the proposal that was in the Board's packet was approved and signed. Mr. Konopka then stated that the Ranger Guard proposal and agreement were one single document. Mr. Konopka stated that according to Ranger Guard the agreement was executed and approved by the Board at the 17 July 2024 Board meeting. Mr. Konopka further stated that he will conference with Director Fabre regarding her comments. He then stated that he would try to reach out to Ranger Guard to have the agreement adjusted. A Board discussion ensued regarding the Ranger Guard agreement not providing the service that was presented to the Board. It was merely two stops in the District for each weekend night, each stop lasting 15-30 minutes.
- Ms. Rickert then stated that the \$54,263.20 for the September 2024 base fee for Inframark would be held back, and that Check No. 1283 would be pulled from payment. She then stated that a check would be cut for Inframark for services in the amount of \$16,729.70.
- Director Flores then stated that Director Fabre should be on the Billing and Invoice Committee because she double checks invoices, follows the law, and does an impeccable job. Director Fabre then stated that Charter Communications had been overpaid because Inframark used their credit card to pay a past due amount in May of 2024. She further stated that an Inframark credit invoice is missing for the 120-day account in arrears because Inframark failed to catch a resident who had turned on their own water and took water from the District for four months. Director Fabre then stated that Artesian had billed the District for two meetings with Director Jones and Director Avila and that one meeting per month is covered in the base fee of the District's contract with Artesian.
- **Motion: Authorize payment of the District's bills and invoices in the amount of \$877,030.03.**
- Motion by: Director Jones**
- Second by: Director Avila**
- Ayes: Director Jones**
- Director Avila**
- Director Masters**
- Noes: Director Flores**
- Director Fabre**

Agenda Item No. 4: Engineer's Report, including:

- (a) status of Hatch Lift Station project (Liberty Civil Construction, LLC);
- (b) status of District Facility assessment;
- (c) status of Lead and Copper Rule Revisions project;
- (d) update on development of an Asset Management Plan and Capital Improvement Plan for the District;
- (e) update on other matters, as needed; and
- (f) Infrastructure Committee report.

- Mr. Valentien next reviewed the Engineer's Report with the Board. He then updated the Board on the status of the Hatch Lift Station project. He then stated that S Kanetzky Engineering, LLC ("SKE") had conducted a site inspection and submitted an inspection report. He further stated that SKE had validated that all items on the punch list had been addressed. Mr. Valentien then stated that he is recommending payment of Final Pay Application No. 4 from Liberty Civil Construction, LLC in the amount of \$80,300.00. He then stated that all final documentation had been submitted and approved by the District's attorney. He further stated that he had requested that the Board execute the Certificate of Completion which starts the two-year maintenance bond process and closes out the project.

- **Motion: Approve final Pay Application No. 4 from Liberty Civil Construction, LLC in the amount of \$80,300.00 for completion of the job.**

**Motion by: Director Jones**  
**Second by: Director Flores**

**Ayes: Director Jones**  
**Director Flores**  
**Director Avila**  
**Director Fabre**  
**Director Masters**

- Mr. Valentien next recommended payment of the SKE invoice in the amount of \$1,795.00 which would close out the electrical engineer's contract for the project.

- **Motion: Approve payment of SKE invoice in the amount of \$1,795.00, and approve execution of the Certificate of Final Completion.**

**Motion by: Director Flores**  
**Second by: Director Fabre**

**Ayes: Director Jones**  
**Director Flores**

**Director Avila**  
**Director Fabre**  
**Director Masters**

- Mr. Valentien next updated the Board on the status of Lead and Copper Rule Revisions project. He then stated that he had been in communication with the Texas Commission on Environmental Quality ("TCEQ") regarding the TCEQ's requirements for submitting the service line inventory. He further stated that the TCEQ is agreeable to allowing the District to submit a service line inventory with areas unknown by the October deadline. Mr. Valentien then stated that the TCEQ will provide the District with a notification template to send to the residents who live in areas with unknown service lines.
- Mr. Valentien next updated the Board on the status of the Sun Chase Park playscape. He then stated that he had received the Texas Accessibility Standard ("TAS") inspection report, and the report showed no violations. He further stated that Sun Chase Park was in compliance.
- Mr. Valentien next updated the Board that he had met with the District's Infrastructure Committee on 8 August 2024 and that the minutes are attached to the Engineer's report. Director Avila then requested that Ms. Scales be included in the Infrastructure Committee meetings moving forward.
- Mr. Valentien next updated the Board on the status of the District Facility Assessment. He stated that drafts of the Facility Assessment, Asset Management Plan and Capital Improvement ("CIP") plan were attached to the Engineer's Report as Attachments 5, 6 and 7. He stated that he had reviewed the drafts with the Infrastructure Committee on 8 August 2024. He then stated his intention to have the drafts finalized by the September Board meeting. Mr. Valentien then stated that there will be a write-up for every District facility with a photograph for each facility. He further stated that Ms. Scales had confirmed that the master meters are owned by the City of Cedar Park (the "City") and that he will be removing that cost from the CIP. Director Fabre then asked Mr. Valentien if he had a solution for the Vestavia Pond. Mr. Valentien stated that he had noted vegetation and sediment in the splitter box and fence damage. A Board discussion ensued regarding the Vestavia Pond area always being wet, having mosquitoes, and emitting a bad odor. Director Fabre then inquired about how much the Board needed in reserve to meet the CIP. Mr. Valentien then stated that his only recommendation would be to set aside some money in the next twelve (12) months for the Dagama and Sun Chase lift stations. Director Flores then stated that he believed that the District should focus spending on infrastructure and water systems and take a break from spending on the District's parks.
- Mr. Konopka then stated that Mr. Barganski with Specialized Public Finance Inc. was on the line and that he is the District's new financial advisor. Mr. Konopka then directed the Board's attention to Mr. Barganski's letter to the Board with his tax rate recommendation as well as the two spreadsheets that contain breakdowns on how the calculation came about. Mr. Konopka then stated that he recommended that the District provide the final CIP number to Mr. Barganski who can help the District with financing larger expenditures.

Mr. Barganski then stated that he had reviewed the 2024 certified values from both counties and recommended that the District adopt a not to exceed total tax rate of .2733. He further stated that setting the tax rate is a two-step process. Mr. Barganski stated that at tonight's meeting the Board would decide what tax rate to publish and then a public meeting would be held at the next Board meeting to levy the tax rate. Director Fabre then inquired with the .2733 tax rate what the revenue for the District would be in 2025. Mr. Barganski stated that considering the certified value from both taxing Districts of \$896,016,458 and a ninety-seven percent (97%) collection rate would result in \$2,375,349 in revenue. Mr. Konopka recommended that the Board pass a resolution that the District is a Developed District.

- Director Fabre then inquired about how the District could raise the basic service fee on residents' water bills to cover increasing costs. Mr. Konopka stated that the District could change the District's Rate Order and raise the water and sewer rates.

- **Motion: Authorize the publication of the tax rate of .2733 for 2024 and adopt a resolution declaring the District a Developed District.**

**Motion by: Director Fabre**

**Second by: Director Avila**

**Ayes: Director Jones**

**Director Flores**

**Director Fabre**

**Director Avila**

**Director Masters**

- Director Fabre requested that the Board next discuss Agenda 3(d) unclaimed property. Ms. Sliva reported that the records that Artesian received from Inframark were not transferable and that Artesian had balances forward. She then stated that Artesian cannot see customer names or addresses on deposit refunds. She further stated that Artesian had ordered the boxes from long-term storage to determine what is due to the State of Texas. Ms. Sliva stated that she had discussed the matter with a representative from the State of Texas who understood that there had been a transition in bookkeeping firms. Ms. Sliva then stated that the State of Texas is waiving all late fees. Director Flores then asked when the unclaimed property report was due. Ms. Rickert stated that the unclaimed property report was due by July 2024.
- Director Jones stated that Artesian had reported the issue to the State of Texas and that Artesian is doing everything possible.
- Director Fabre stated that for the past six months the Board had received from Artesian incomplete reports or reports with errors and missing data. She then stated that the Board's only avenue to make a contractor perform is a notice to cure. She further stated that she had a list of items that Artesian needs to do better or the Board should consider

replacing Artesian. Director Fabre stated that six (6) months is too long for a contractor to not perform in a District of this size.

- Director Avila then stated that he is not in agreement with Director Fabre. He then stated that Artesian had done a great job and was getting better and better every month.
- **Motion: Authorize Mr. Konopka to draft a notice to cure to Artesian to adhere by public finance laws and the District's timelines for reporting, including accurate and timely reporting to the Board.**

**Motion by: Director Fabre**  
**Second by: Director Avila**

**Ayes: Director Fabre**  
**Director Flores**

**Noes: Director Masters**  
**Director Avila**  
**Director Jones**

### **Motion Fails**

**Agenda Item No. 5: General Manager / Operator's Report, including:**

- (a) report on operation of the District's facilities;**
- (b) discuss and authorize any repairs, maintenance items, or other work deemed necessary; and**
- (c) status of ParkPro Tech's replacement and repair efforts at Anderson Mill West Park.**

- Next, Ms. Scales presented the General Manager/Operator's Report. She reported that a streetlight survey was conducted on 22 July 2024, and one streetlight was reported as not working. Ms. Scales reported that the endpoint installation was at 350 as of 21 August 2024. She then stated that the endpoint installation should be concluded by 30 September 2024. She further stated concerning Anderson Mill Park that Park Pro Tek had provided a proposal in the amount of \$5,340.20 to replace the Cargo Climber and two cable/rope horseshoe climbers. Ms. Scales then reported that the repair of the slide foot at Anderson Mill West Park was scheduled for week of 21 August 2024. She then requested the Board's approval on the shredding of fifty-six (56) boxes of cash receipts and old billing records from the District from 1993 through 2013. Ms. Scales then inquired regarding a records retention policy for the District from Mr. Konopka. Mr. Konopka then stated that he thought that shredding the documents would be acceptable but that he would need to check the District's archive of records to see if a retention policy exists. Ms. Scales then stated that VeriTrust storage rates had increased and that necessitated the request.
- **Motion: Authorize approval of shredding 56 boxes of cash receipts and old**



billing records currently being stored by VeriTrust in a not to exceed amount of \$500.00 pending Mr. Konopka's review of the District's Records Retention policy.

**Motion by:** Director Masters  
**Second by:** Director Avila

**Ayes:** Director Master  
Director Avila  
Director Jones

**Noes:** Director Flores  
Director Fabre

- Director Fabre then stated that financial records have indefinite retention cycles unless the contents of the boxes are known. She further stated that shredding the contents of the boxes could be destroying records that the District is required to keep indefinitely.
- **Motion:** Approve Park ProTek proposal for \$5,340.20 for various repairs at Anderson Mill West Park.

**Motion by:** Director Masters  
**Second by:** Director Flores

**Ayes:** Director Masters  
Director Flores  
Director Jones  
Director Avila

**Abstain:** Director Fabre

- Director Jones then proposed moving up Agenda Item No. 9 Attorney's Report.

Agenda Item No. 9: Attorney's Report, including:

- (a) discuss the November 2024 Directors Election, including schedule ballot drawing;
- (b) update regarding annexation of Anderson Mill Road by the City of Cedar Park;
- (c) status of Master Service Agreement with Badger Meter, Inc. and discuss installation of end points;
- (d) discuss status of contract amendment with Waste Management for hazardous waste pickup
- (e) update on Inframark letter regarding Hatch Lift Station; and
- (f) discuss status of Roving Patrol contract.

- Mr. Konopka then reported that the ballot drawing would be held on 26 August 2024. He then stated that the four candidates who submitted applications for a place on the ballot are Ms. Norrell, Director Fabre, Ms. Kimble and Mr. Rocco. He further stated that his office would hold a candidate drawing. Mr. Konopka stated that the results of the drawing would be to decide how the names are placed on the ballot.
- Mr. Konopka next reported on the annexation of Anderson Mill Road by the City. He then stated that he was in the process of working on the Licensing Agreement with the City. He further stated that he and Mr. Valentien had reviewed the Exhibit to the Licensing Agreement. Mr. Konopka stated that he would be getting an updated list of the facilities that the District will still maintain within the District's Right-of-Way that the City will annex. He then stated that the City had agreed to take over the maintenance and repair of the sidewalks as well as all the mowing of grass and landscaping except for flowers in front of signs. He further stated that any other District facilities like CMU walls, hydrants and anything that the District currently maintains or is MUD owned would still be MUD owned. A Board discussion ensued regarding the License Agreement with the City and the facilities outlined on the Exhibit.
- Mr. Konopka next reported on the status of the Master Service Agreement with Badger Meter, Inc. ("Badger"). He then stated that Badger would be issuing a credit to the District because Badger had been over billing the District for end points. He further stated that the District would be receiving the credit by the end of 2024. Director Fabre then stated that the District had not paid Badger anything for the last nineteen (19) months.
- Mr. Konopka next reported that a copy of the Second Amendment to Solid Waste and Recycling Collection and Transportation Agreement was contained in the Board packet for review and execution.
- Mr. Konopka then recommended that the Inframark letter regarding the Hatch Lift Station be discussed in the executive session.
- Director Flores then inquired about who signed the Ranger Guard agreement. He then stated that it was his understanding that Board members sign the agreements. Director Avila then stated that the Board had agents that act on behalf of the Board and the District. He further stated that the Board had previously approved the Ranger Guard agreement.
- Director Jones then stated that she had no issue with how the approval process had been working with agents. Director Flores then stated that it was wise for the District's attorney to review any agreement that the District engaged in because it could end up costing the District money. Director Avila then stated that the attorney should be authorized to review agreements, if necessary. Director Fabre then stated that the District had engaged in some horrific contracts with termination clauses not favorable to the District. She then stated that the Ranger Guard agreement is not for a roving patrol for six (6) hours but rather a contract for two stops in the District on Friday, Saturday and Sunday. Director Masters then stated that it is common sense to have the attorney review legal agreements.

- **Motion:** I move that all agreements for this District be reviewed by the District's attorney before the agreements are signed.

**Motion by:** Director Fabre  
**Second by:** Director Flores

**Ayes:** Director Fabre  
Director Flores  
Director Masters

**Abstain:** Director Avila  
Director Jones

**Agenda Item No. 6: Committee Assignments and Reports, including:**

- (a) Parks Committee, including review and approve proposals as needed;**
- (b) Deed Restriction Committee, including status of deed violation complaints;**
- (c) Information Management Committee; and**
- (d) review committee assignments and create working committees as needed.**

- Next, Director Masters reported that the Parks Committee had no update.
- Director Masters next provided an update from the Deed Restriction Committee. She stated that the Deed Restriction Committee had received two complaints since the last Board meeting and that the photographs involving the complaints were included in the Board packet. She then stated that one of the complaints involved a residence on Pepper Grass Trail. She then further stated the residence on Pepper Grass Trail involved a fire and that furniture had been moved out of the residence and onto the front lawn. Director Masters then stated that the Deed Restriction Committee was prepared to move ahead with a letter to the owner of the residence for health and safety concerns. She then stated that as of the morning of 17 July 2024 that the residence had been cleaned up. She further stated that the Deed Restriction Committee does not recommend any action at the present time. She then reported that a complaint was received about the residence on Blazing Star regarding chickens in the backyard. She then stated that Director Avila has recused himself from the conversation regarding Blazing Star. Director Masters stated her opinion that the complaint was general in nature, and that the same complaints can be made about cats and dogs. She further stated that most of the major cities in Texas such as Austin, Dallas, Fort Worth, Houston, San Antonio, and many more allow backyard chickens. She then stated that millions of people live in a jurisdiction where residents are allowed to keep backyard chickens. Director Masters stated that having chickens in your backyard was a deed violation. She then stated that it was up to the Deed Restriction Committee to decide whether the violation affected the taxable value of the District, and in her opinion it does not.

- **Motion:** I move that the Board take no action on the two deed restriction complaints.

**Motion by:** Director Masters  
**Second by:** Director Jones

**Ayes:** Director Masters  
Director Jones

**Noes:** Director Flores  
Director Fabre

**Abstain:** Director Avila

**Motion stalls.**

- Next, Director Avila reported on the Information Management Committee. Director Avila then stated that the Information Management Committee had reviewed all elements of the District's website for compliance and that the website had been updated. Director Jones then stated that the Information Management Committee had updated everything on the District's website that needed to be updated. Ms. Scales stated that Touchstone had provided three updates and that the updates were made to the District's website. Director Avila further stated that the Information Management Committee had touched base with the District's attorney regarding the updates to the District's website. Director Fabre then stated that the items not enforced had still not been updated on the District's website. She then stated that the Board's attachments to the Board meetings were inaccurate.
- **Motion:** I move that the Board remove Director Avila and Director Jones from the Information Management Committee for failure to perform the duties of this Committee for the past two years.

**Motion by:** Director Fabre  
**Second by:** Director Flores

**Ayes:** Director Fabre  
Director Flores

**Noes:** Director Jones  
Director Avila  
Director Masters

**Agenda Item No. 7: Old business, including:**  
**(a) discuss account status and repairs by the property owner on Black Cherry Drive;**

- (b) security deposit refunds;
- (c) update on 80 customer accounts with zero deposit on file;
- (d) end point material for residents; and
- (e) notice of hazardous waste pickup.

- Next, Director Fabre reports that no repairs have been made by the property owner on Black Cherry Drive. Ms. Reese reported that she had spoken with the homeowner and reported that the homeowner's wife was involved in a serious car crash and that the homeowner is taking care of his wife. Director Fabre requested a status on security deposit refunds report. Director Fabre then stated that the owners of the Black Cherry property were delinquent on their property taxes for many years. Director Masters then corrected the record and pointed out that the Williamson County Tax Assessor's office showed no taxes owed on the property. Ms. Scales stated that she would look into the matter and provide the Board with an update at next month's meeting.
- **Motion: Extend the Board meeting by fifteen (15) minutes.**  
  
**Motion by: Director Fabre**  
**Second by: Director Flores**  
  
**Ayes: Director Fabre**  
**Director Flores**  
  
**Noes: Director Jones**  
**Director Avila**  
**Director Masters**
- Director Jones then stated that she believed that the meeting should end at 8:30 p.m. Director Flores stated that an extra ten (10) minutes would harm no one. Director Avila then stated that he would abide by the majority decision to end the meeting at 8:30 p.m. Director Fabre stated that she would like to extend the meeting so that agenda items 7(c)(d)(e) can be resolved before Inframark completes its work for the District at the end of September 2024. Director Masters then stated that the Board wasted time and should be more efficient with time.

**Agenda Item No. 12: Such other matters as may come before the Board.**

- Director Avila then requested that Mr. Konopka provide two agenda items at next month's Board meeting to (1) re-engage Inframark under the current contract terms; and (2) to provide notice to MOC that the Board is not moving forward with the Operator's Request for Proposal position.

There being no further business to come before the Board, the meeting adjourned.

- **Motion: Adjourn the Board Meeting.**

**Motion by: Director Avila**  
**Second by: Director Masters**

**Ayes: Director Avila**  
**Director Masters**  
**Director Jones**

(SEAL)



*Kelley D. Masters*  
Secretary, Board of Directors