

**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**

December 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 18th day of November, 2019 at 6:30p.m., with Directors present being President Catherine Franke, Vice President Jana Norton Ramirez, Assistant Secretary Luis Zervigon, and Assistant Secretary Art Medrano. Secretary Chris Rocco was absent.

Board President Catherine Franke called the meeting to order at 6:34 p.m.

1. Public Comments.

Deed Restrictions

Restrictive Covenant Management Agreement between the District and Sage Management Services

Online Posting

Video recording on Board Meetings

Funds

2. Management report from Sage Management Services.

November 2019 Day Report Summary.

November 2019 Night Report Summary.

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.

President Catherine Franke made a motion to waive the two fines for the trailer in Section 6. Assistant Secretary Luis Zervigon seconded the motion. All were in favor.

Assistant Secretary Luis Zervigon made a motion to instruct Inframark not to act on an underpayment of \$100.00 for the unregistered vehicle for 60 days. Vice President Jana Norton Ramirez seconded the motion. All were in favor.

Assistant Secretary Luis Zervigon made a motion for no enforcement

for 60 days and no payment on \$100 .00 for 60 days to include no late fees. President Catherine Franke seconded the motion. All were in favor.

President Catherine Franke made a motion to put the fines for the Madeline property in abeyance until March DRC meeting; at that point a decision will be made on how much of the fines will be waived, if any, and if all the problems have been resolved. Assistant Secretary Art Medrano seconded the motion. All were in favor.

Assistant Secretary Luis Zervigon made a motion to refer to legal the trailer problem at Black Cherry Sec 2. President Catherine Franke seconded the motion. All were in favor.

President Catherine Franke made a motion to waive the fine for the overnight parking violation on Old Mill Rd. Vice President Jana Norton Ramirez seconded the motion. All were in favor.

President Catherine Franke made a motion to formally deny the appeal for the overnight parking violations on Hannah Kay as they already had a previous fine for the same violation waived, and she further moved to offer the resident a 6-month payment plan to pay their fines. Assistant Secretary Art Medrano seconded the motion. All were in favor.

Assistant Secretary Luis Zervigon made a motion that board of directors finds that non-enforcement of overnight parking deed restrictions in the district against Authorized Emergency Vehicles, as defined in Section 541.201, Transportation Code, is not detrimental to property values and that the overnight parking restriction will not be enforced against such vehicles. Assistant Secretary Art Medrano seconded the motion. All were in favor.

Assistant Secretary Luis Zervigon made a motion to waive the fines associated with the Brighton Bend property. Vice President Jana Norton Ramirez seconded the motion. All were in favor.

4. **Report from the DRC and act on restrictive covenant enforcement.**

Nothing at this time.

5. **District's Rules Governing Violations of Deed Restrictions and the procedures and tasks associated with enforcement of those rules.**

Nothing at this time.

6. **Process for reporting deed restriction violations, including communications with Sage Management and Directors.**

Nothing at this time.

7. **Bulk trash day violations.**

Trash is still being picked up late. Infamark needs to be notified.

8. **Presentations by neighborhood associations and homeowners' associations within the District.**

Nothing at this time.

9. **Reports from ACCs.**

Nothing at this time.

10. **Approval of minutes from prior DRC meetings.**

Vice President Jana Norton Ramirez made a motion to approve the minutes of the November 18, 2019 DRC meeting. President Catherine Franke seconded the motion. All were in favor.

11. **Coordination of reporting between Sage Management Services and Inframark on fines.**

Sage has worked out a new method of acquiring new index from Inframark. The turnover in new residents is high.

12. **Lawsuit against owner of 1204 Boerne Drive, Lawsuit against owner of 2202 London Lane and other deed restriction enforcement actions pending with the District's attorney or requiring legal advice from the District's attorney.**

Nothing new to report at this time. Lawsuit on 2202 London Lane is prepared.

13. **Restrictive Covenant Management Agreement between the District and Sage Management Services.**

Nothing at this time.

14. **Funding for and interaction with neighborhood associations and homeowners' associations within the District to facilitate the**

operation of the architectural control committees, deed restriction enforcement and other functions of such associations.

Nothing at this time.

15. **Video recording of Board meetings by the District; Upgrades to equipment and technology at 1000 Old Mill to facilitate such video broadcasts and recordings; Additional services by Touchstone District Services in connection with video recordings at Board meetings.**

Assistant Secretary Luis Zervigon made a motion to adopt the acceptance of the Exhibit A 2 adding it to the consulting agreement with respect to the services and cost described in page 3 of the package. Vice President Jana Norton Ramirez seconded the motion. All were in favor.

16. **Online postings; Inaccurate or misleading site names and District information; Communications to residents to correct misstatements.**

Statement read by Assistant Secretary Luis Zervigon.

17. **Answers to prior questions from residents regarding District matters.**

Nothing at this time.

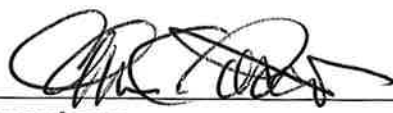
18. **Adjourn.**

Assistant Secretary Luis Zervigon made a motion to adjourn the meeting at 8:45 p.m. Vice President Jana Norton Ramirez seconded the motion. All were in favor.



President

ATTEST:



Secretary