

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

1 May 2025

STATE OF TEXAS	§
	§
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 special session, open to the public at 5:30 p.m. on the 1st day of May 2025, 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:

Beth Jones	President
Hanoi Avila	Vice President/Treasurer
Christopher Rocco	Secretary
David Flores	Assistant Secretary
Carrol Norrell	Assistant Secretary

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

Also present in person were ElizaBeth Reeves, Stephanie Reese, and Darald Berger of Inframark, LLC ("Inframark"), the District's Operator; Cole Konopka of Coats Rose, P.C. ("Coats Rose"), the District's Attorney; and Kirk Swinney and Mayank Raj of Low Swinney Evans & James, PLLC.

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

- None.

Agenda Item No. 2: Discuss Deed Restriction, including discuss and take any necessary action on Contracts with Sage Management and Certificate of Resolution of Deed Enforcement.

- Director Jones then stated that there were a couple of changes made to the Daytime and Nighttime Agreements with Sage Management. She then stated that the changes to the Daytime and Nighttime Agreements involved Lakeline Oaks as well as an increase in insurance costs. She further stated that if you received a flyer on your door, that the flyer did not come from the District. Director Jones then directed those who received flyers to the wtcmud1.org website.
- Director Avila then stated his suggestion of including a letter to all residents that could be included with the water bills to ensure that the residents received the correct information concerning Sage Management. A Board discussion ensued regarding the logistics of sending a letter or including a statement at the bottom of the water bill with a link for

additional information. Director Norrell inquired regarding sending the letter electronically to residents who receive electronic water bills.

- **Motion:** Authorizing Deed Restriction Committee to draft an insert letter to be mailed to all residents with water bills as well as content on the District's website clarifying deed enforcement process and placing a link in a message box on the water bills directing residents to the District's website for more information, at a cost not to exceed \$3,400.

Motion by: Director Rocco
Second by: Director Norrell

Ayes: Director Rocco
Director Norrell
Director Jones
Director Avila

Agenda Item No. 3: Convene in executive session.

- The Board convened in executive session at 5:44 p.m.
- The Board reconvened at 8:02 p.m.

Agenda Item No. 4: Actions related to matters discussed during executive session.

- No actions were taken during executive session.
- **Motion:** Adjourn the Board Meeting.

Motion by: Director Rocco
Second by: Director Norrell

Ayes: Director Rocco
Director Norrell
Director Jones
Director Avila

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

(SEAL)



Secretary, Board of Directors