

the task, and that Director Rocco has not done so. Ms. Fabre then offered comments on updating the Inframark contract to reflect the actual services being provided, stating that the contract has been on the agenda for fifteen months and that the District has continued to pay Inframark for services that are not being delivered. Ms. Fabre then discussed the Information Management Committee and noted that there has been no improvement in transparency, stating that residents are forced to file Public Information Requests or rely on Muducation.org for records. Ms. Fabre then offered comments on the amended budget submitted with the Bond Application Report No. 9 (the "BAR"), stating that the amended budget was prepared without the Budget Committee or the Board's oversight and that it increases park spending by hundreds of thousands of dollars. Ms. Fabre then discussed contractor billing and how Sage Management has denied having any records to support their invoices for additional services they provide.

Mr. Vacek addressed the Board and discussed the Splash Pad at Anderson Mill West Park, stating that if it is in the original budget, they should build it. He then discussed the BAR and noted that \$2 million has been allocated to water lines, adding that there is no evidence in the application that the District needs to install them.

Mr. Morrow discussed the BAR, stating that after reviewing it, he believes it is sound but premature. He recommended that the District wait three years to approve the BAR to save the average household \$450.00 in property tax debt service payments. He stated that even if the tax rate never increases, residents' total tax burden will rise as a result of the bond. He stated that the Board has enough money in its accounts to complete at least half of the proposed projects, likely including the most urgent items, over the course of the three years if it reduces its reserves from twelve months to six months. He stated that the BAR demonstrates that the bond is feasible, but it does not take into account whether now is a good time to issue the bond. He encouraged the Board to clarify with the accountant what the appropriate reserve should be, have the bond adviser present the financial trade-offs of issuing now versus delaying for a few years, and request the engineer's risk-based prioritization of projects and the timing for each project's completion.

Mr. Konopka briefly discussed the upcoming special meeting, stating that the District's financial advisor will attend and answer any questions the Board and residents have. Mr. Konopka stated that residents should attend the meeting rather than send an email with their questions to avoid duplicate questions and additional legal fees charged to the District. Mr. Konopka then discussed comments made about the BAR and missing information, stating that the report is a standard document required by the Texas Commission on Environmental Quality (TCEQ) when issuing bonds. Mr. Konopka stated that all the information in the BAR is consistent with any other municipal utility district's application filed with TCEQ.

Director Avila addressed the public, encouraging the residents to attend the upcoming special meeting with the financial advisor. Director Avila then discussed his concerns about the spread of misinformation regarding the bond issuance and invited the public to attend the special meeting to hear from the District's financial advisor.

Director Norrell called a point of order. Ms. Fabre is seen holding up a yellow sign with the word "LYING" written across it. Director Norrell asked Ms. Fabre to lower her sign, as it was inappropriate. Ms. Fabre then refused, stating she was silently protesting.

Director Flores requested that the consent agenda item regarding an invoice for Texas Rural Water Association (TRWA) 2026 Membership Dues be separated, stating that the Board never voted to approve the invoice. Mr. Flores requested the Board hold the check to pay the invoice until the public can be notified and the Board can vote to approve the invoice.

Motion: Approve Consent of Agenda.

Motion by: Director Rocco

Second by: Director Avila

Ayes: Rocco, Norrell, Avila

No: Flores

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

- (a) approve bills and invoices;

Agenda Item No. 5: Minutes of the 15 October 2025, 29 December 2025, and 18 February 2026, meeting(s);

Motion: Approve the 15 October 2025, 29 December 2025, and 18 February 2026.

Motion by: Director Rocco

Second by: Director Norrell

Ayes: Norrell, Avila, Rocco, Flores

No:

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 updated the Board regarding the Sanitary Sewer Cleaning and Televising Project. Mr. Cabler provided an update stating that Westwood has been in contact with AIMS regarding the final project documentation, but has not yet received it.

Mr. Cabler updated the Board on the Lead and Copper Rule Revisions. He noted that three residents contacted Inframark to confirm that their service lines have been inspected for lead and are lead-free. He also reported that one resident has provided documentation, and another resides in Anderson Mill West, Section 5, which has already been validated as non-lead. He added that Westwood reached out to the TCEQ for guidance to ensure the resident's inspection is sufficient, and the TCEQ confirmed it is. He concluded that Westwood updated the TCEQ Database accordingly.

Mr. Cabler then reviewed the status of the Dagama and Sun Chase Park Lift Station Rehabilitation Project. He stated that Westwood is nearing the final design of this project and will review it with the Infrastructure Committee when it is ready. The cost estimate will be included in the BAR currently being prepared.

Mr. Cabler then discussed the Infrastructure Committee meeting held on March 10, 2026, 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 of the assessment, phasing plan, and associated cost estimate. This is in internal review, and upon finalizing a complete draft, it will be presented to the Infrastructure Committee for review and subsequently to the Board for review.

Mr. Cabler then provided an update on the BAR, stating that Westwood has sent a draft BAR to the Board for review. The draft has also been shared with the Financial Advisor and the District Attorney for final review. Mr. Cabler stated that, at this time, Westwood is receiving all final comments and preparing to finalize the report. Mr. Cabler then addressed the Board regarding authorization for Westwood to submit the BAR on behalf of the District, pending final review by the Engineer, Attorney, and Financial Advisor.

Mr. Konopka then clarified Mr. Cabler's action item, stating that the Board will still need to vote to approve the resolution authorizing the application to be submitted to the TCEQ.

Director Flores discussed a resident's comment regarding the BAR, which called for risk-based prioritization of the projects, stating that it would be beneficial for the District to see requirements for the upcoming years. Director Flores also stated that replacing the fresh water pipes was never included in the Capital Improvement Plan (CIP) and that the CIP was never amended to include the fresh water pipe replacement.

Mr. Cabler then discussed the Lakeline Oaks CMU wall, stating that Westwood inspected the site on the resident's side of the CMU wall on November 6th. The next site visit will take place on May 6th. There was no update on tracts of land from DR Horton. Mr. Cabler then discussed the Hatch Station Lift Pump Replacement, stating that after a discussion with Inframark and the Board, it has been determined that the pump seal is no longer considered a warranty item. Westwood met with Inframark to ensure that all alarms are functioning at the Hatch Lift Station.

Mr. Cabler then discussed the CMU wall at 3210 Red Bay Drive. He stated that Westwood visited a site where a CMU wall was reported to be unstable and took photographs, which are included in the report. He stated that on February 23, 2026, a resident contacted Inframark to report an unstable CMU wall at the back of her property. The resident noted that a large tree branch had been resting on the top section of the wall, and after it was removed, the wall became unstable. He stated the issue was brought to Westwood the following day. He stated that Inframark visited the site on February 25, 2026, and noted that the wall was movable but not completely unstable. Inframark's report is included in the Engineer's Report. He stated that on March 3, 2026, Westwood visited the site and found conditions similar to those reported by Inframark. He then stated that Westwood requested that Inframark coordinate a review of the CMU wall with the masonry contractor for potential resolutions and a repair quote. Westwood's documentation from the March 3, 2026, site visit is included in his report.

Mr. Berger gave a brief overview of Inframark's assessment of the CMU wall at 3210 Red Bay Driver. Mr. Berger reached out to G-Square Consulting to conduct an on-site assessment for a cost estimate. G-Square Consulting has not yet been able to get to the site. Mr. Berger stated that Inframark has attempted to contact the resident to gain access to the damaged CMU wall from their property but has not been able to reach them. Mr. Berger stated he would follow up with G-Square Consulting the following day.

Lastly, Mr. Cabler updated the Board regarding information from TxDOT regarding the

Construction on RM 620 near El Salido Parkway. Mr. Cabler stated that Westwood contacted the lead transportation engineer and was told that construction for the project is not scheduled to start until April 2032. Mr. Cabler stated that the project's original start date was 2027, but this date has since been moved back. Mr. Cabler stated that this is likely due to funding and both construction and right-of-way acquisitions. Mr. Cabler stated that the acquisition was initially scheduled to begin in 2023, but according to the Williamson County Central Appraisal District, none of the parcels have been acquired. Mr. Cabler stated that, according to the TxDOT project tracker, there is no active construction other than the resurfacing project located on Anderson Mill.

Agenda Item No 7: New Business, including;

- (a) consider hiring contractor for management consulting services;
- (b) consider Resolution Authorizing Application to the Texas Commission on Environmental Quality for Approval of Project and Bonds (Bond Application Report No. 9);

Director Rocco gave a brief overview of Inframark's new contract, noting that it does not include certain management services that Inframark previously provided. Director Rocco stated that the Board felt it was necessary to secure an additional management consulting service to provide the remaining services no longer provided by Inframark. Director Rocco asked Bill Fry, who has previously worked with the District, to give a presentation at the meeting.

Mr. Fry gave a brief overview of his background in management services and of his company, Bill Fry Associates ("BFA"). He stated he would work closely with Inframark to assess their new contract and determine which services they will continue to provide and which they will not. He also stated that he and Inframark would return together with a presentation for the Board and discuss which services BFA will manage going forward.

Director Rocco then encouraged Inframark to cooperate with BFA and to produce a plan to determine which services Inframark will provide and which services BFA will take over.

Director Flores then asked Mr. Fry to give an overview of the purpose of a municipal utility district ("MUD"). Mr. Fry stated that the purpose of the MUD is to build infrastructure needed for a development that a city cannot afford. Mr. Fry discussed the difference between MUDs and private utilities, stating that MUDs can fund infrastructure through bonds and pay it back over time, while private utilities require paying for the cost of the infrastructure upfront.

Director Norrell made comments regarding the Inframark contract and the length of time it has been on the agenda. Director Norrell assured the public that the Board has reviewed the contract in great detail. Director Norrell noted that Ms. Fabre was again holding up her yellow sign with the word "LYING" written across it. Director Norrell continued her remarks regarding the Inframark contract, stating that Inframark is changing its title from General Manager to Operator in the new contract. Director Norrell stated that the new contract will cost about \$20,000 less than the current base contract, but that about 32 services will still need to be managed by another management services provider.

Mr. Fry then suggested to the Board that he conduct a preliminary assessment of Inframark's contract, not exceeding \$1,000, and then meet with the Board and submit a proposal for review.

Motion: Approve Bill Fry Associates to perform a preliminary assessment of the Inframark contract not to exceed \$1,000.

Motion by: Director Rocco
Second by: Director Norrell

Ayes: Avila, Norrell, Rocco, Flores
No:

Director Flores made additional comments regarding the Inframark contract. Director Flores stated that he agrees the contract needs to be adequately reviewed by a professional. Director Flores confirmed that the plan is for BFA to assess Inframark's contract and determine which services Inframark will provide under the new contract. Then Mr. Fry, along with Inframark, will present the Board with a proposal and any recommendations regarding the services that Inframark is no longer providing.

Director Avila made additional comments about hiring a W-2 employee to serve as the District's General Manager. Director Avila clarified to Mr. Fry that his goal is to assist the District in identifying services not covered by Inframark's new contract and to make recommendations for contractors.

Director Rocco discussed replacing Inframark with a company that will provide all required services to the District and asked Mr. Fry to provide recommendations.

Ms. Reeves made comments regarding the Inframark contract, stating that she has worked with Mr. Fry over the course of 19 years and is willing to sit down with Mr. Fry to discuss the contract. Mr. Reeves clarified that the reason for the lower rate is not so much what Inframark is not providing, but rather the reduced amount of time for which dedicated employees are invoiced to WTC. Ms. Reese stated that the new contract focuses more on water, sewer, and drainage.

Director Avila asked whether the Board wanted to establish a committee to assist with the review of the Inframark contract. It was determined that Directors Norrell and Rocco will serve on the committee assisting with the Inframark contract review.

Mr. Fry stated that Mr. Konopka requested Mr. Fry submit a written proposal for review.

Line item 7(b) was deferred until the next meeting.

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;
- (d) discuss and authorize any repairs, maintenance items, or other work deemed necessary;

Mr. Berger reported that February's water accountability was 76%. He also updated the Board on the streetlight survey conducted on February 20, 2026. There were no outages reported to Pedernales Electric Cooperative, Inc. ("PEC").

Mr. Berger updated the Board on the pond inspections completed on February 18, 2026, at Anderson Mill West Pond and Cashell Wood Pond. He stated that the inspections are complete and the report is being finalized.

Mr. Berger updated the Board on customer billing and notices for January 2026. He reported that 123 delinquent letters were mailed, 89 door tags were hung, and 10 disconnects occurred. He also noted that there were no customer requests to report.

Mr. Berger updated the Board on previously approved projects and noted that Playgrounds Etc. is finishing the safety repairs at Anderson Mill West Park this week, with completion delayed by weather. Mr. Berger then discussed the repairs at Anderson Mill West Park that Park Pro Tek is contracted to complete. According to Mr. Berger, Park Pro Tek is still waiting for equipment to replace the horseshoe climbers. Mr. Berger next discussed the repairs authorized by LandCare and stated that the boulder located at the median at Anderson Mill Road and Cashell Wood has been removed from the sidewalk. Mr. Berger then updated the Board on the graffiti removal completed by Mr. Intensity at the Madeline Loop Pond.

Director Avila asked Mr. Berger whether there have been any police reports regarding the graffiti. Mr. Berger stated that none have been submitted. Director Avila requested that Inframark file police reports regarding these events.

Mr. Berger next discussed the cleaning of the Hatch, Dagama, and Sun Chase lift stations, which are being completed by Wastewater Transport Services. Mr. Berger stated that Wastewater Transport Services has been on site for the past couple of days, performing the deep cleaning of the lift stations. Mr. Berger stated that the project should be completed today, but if not, the company will return the following day to complete it.

Mr. Berger next discussed Inframark's amended Professional Service Agreement ("PSA"), stating that it is deferred.

Mr. Berger discussed the two quotes for repairs at the Cashell Wood Pond and the Anderson Mill Pond, which were deferred from last month's meeting. Mr. Berger recommends that the Board approve both quotes. Mr. Berger stated that the total cost for the Cashell Wood Pond repairs is \$3,602.00 and will include repairing erosion in the basin, clearing outfall vegetation, repairing damaged gabion wall wire, and removing the silt fence. Mr. Berger then stated that the total cost for the Anderson Mill Pond is \$1,976.00 and will include replacing 5 disk golf 4'x4' panels and trimming vegetation and trees from the horseshoe and washer pit areas.

Mr. Berger updated the Board on a quote brought back by the Infrastructure Committee regarding a call to repair the generator's controller. There was an electrical issue that prevented the generator from automatically starting. Mr. Berger informed the Board that PEC came out and repaired the controller, but that the controller will need to be replaced. Mr. Berger provided a quote from Generator Field Services for the replacement of the controller in the total amount of \$2,721.04.

Mr. Berger gave an update on the Municipal Separate Storm Sewer System (MS4) recommendation to send out a bill insert as part of the Storm Water Solutions plan for the year. Mr. Berger provided a quote for the inserts, estimating about \$140.00.

Director Avila went on to discuss approving the two quotes for repairs at the Cashell Wood Pond and the Anderson Mill Pond. Director Flores suggested that the District's current landscaper

could complete part of the project, specifically the vegetation cleanup, and that a quote be obtained. Mr. Berger stated that the gabion wall would still need to be replaced in addition to the vegetation cleanup. Director Flores and Norrell requested that Mr. Berger obtain a separate quote from LandCare for the gabion wall, distinct from the other repairs. The Board decided to defer approval of the quotes until an updated quote can be presented.

Motion: Approve the quote of \$2,721.04 to replace the control at the Generator.

Motion by: Director Avila
Second by: Director Flores

Ayes: Flores, Norrell, Avila, Rocco
No:

Motion: Approve \$140.00 for mail bill insert.

Motion by: Director Rocco
Second by: Director Norrell

Ayes: Norrell, Avila, Rocco, Flores
No:

Ms. Rickert provided clarification regarding the check to Texas Rural Water Association (TRWA) that was being held. Ms. Rickert stated that the invoice was a renewal and that the Board had been presented to the committee for approval. Director Flores requested all documentation regarding the previous approval from Ms. Rickert.

Ms. Rickert then provided additional comments on how to pay bills. Ms. Rickert stated that checks have been lost and had to be reissued. Ms. Rickert stated that the concept of using an automated clearing house (ACH) origination was previously discussed but never decided upon. Ms. Rickert stated that it would alleviate the issue of checks being lost and would improve how the Board approves expenses. Ms. Rickert asked that this be placed on the agenda for the next meeting.

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

- (a) Parks Committee, including:
 - i. discuss needed repairs;
 - ii. update on 5-year park plan and splash pad for Anderson Mill West Park (AMW) and take possible action on accepting a proposal;
 - iii. discuss and approve repainting of pickleball courts;
 - iv. 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;
- (c) Budget Committee;
- (d) Deed Restriction Committee, Waste Management Committee, Open Records Committee, and Security Committee; take action as needed;

Mr. Berger noted that the previously discussed repairs at Anderson Mill West Park are being completed by Playgrounds Inc., and those at Cashell Wood Pond are being completed by Park Pro Tek.

Director Avila asked Mr. Berger to discuss Park Pro Tek's quarterly safety inspections. Mr. Berger stated that there has not been a report in a few months, but he expects to receive one soon. He stated he will reach out to Park Pro Tek to let them know about the repairs currently underway, and that once the repairs are complete, Park Pro Tek can come out and complete their quarterly safety inspection. Mr. Berger also stated that the contractor for Park Pro Tek recommended refreshing the mulch to a deeper depth to help protect the board in place.

Director Avila provided comments on the Anderson Mil West 5-year park plan and splash pad. Director Avila stated that misinformation continues to be spread about the 5-year park plan and that the park plan and the conversation around the splash pad predate the current Board. Director Avila stated that the Board is simply following the park plan in place, that the bond issuance has nothing to do with the parks, and that the bond is not being used to repair the parks.

Director Norrell encouraged the public to read the 5-year park plan available on the District's website. Director Norrell stated that the plan outlines the District's efforts to obtain public input and noted that the splash pad was introduced by members of the public. Director Norrell stated that the splash pad is included in the park plan but is not something the Board has decided to move forward with at this time. Director Norrell reiterated that the funding for the park plan is unrelated to the bond issuance.

Director Avila then discussed the 5-year park plan and directed the public to page 40 of the report, which states that the report is clear about plans for a splash pad. Director Avila stated that the splash pad was not created by the current Board and that misinformation is being spread to confuse the public.

Director Flores then offered comments on the splash pad, stating that he agrees the park repairs have nothing to do with the bond. He also questioned why the District is spending money on parks and other items when it could use those funds to repair infrastructure instead.

Director Avila clarified to Mr. Konopka that it is legally impossible to use bond funds to repair parks. Mr. Konopka confirmed that the District lacks the authority to issue recreational bonds.

The Board decided to defer discussion of repainting the pickleball courts and of the District's Park Rules and membership rates until the next meeting.

Director Norrell and Director Rocco provided a brief update on the website cleanup and the exploration of alternative website providers under the Information Management Committee report. Director Norrell stated that the Committee has been reviewing past documents to determine which need to be archived and which should remain on the District's website. Director Norrell also noted that there have been attempts to contact Touchstone and requested that Inframark assist in connecting the Committee with Calep Estes from Touchstone for a meeting.

Director Avila asked the Information Management Committee whether they had considered changing the website host and engaging a company that also specializes in public relations. Director Avila stated that he believes this could help alleviate the massive amounts of misinformation being spread across the District. Director Rocco stated that he agrees and asked that Mr. Fry handle this for the District.

Director Rocco updated the Board on the Budget Committee. Director Rocco stated that he had previously discussed with Artesian the possibility of formally changing the budget and reallocating funds, and whether the Board wanted to consider approving the change and, if so, on what timeframe, whether it be semi-annually, quarterly, or as money requires. Director Rocco stated that Ms. Rickert believes the District could wait until July, when the District approves the 2027 budget.

Director Flores then stated that he would like to bring to the Budget Committee's attention an issue with the deed restriction attorney line, noting that the amounts are incorrect. Director Flores asked the Committee to look into the issue, as he is concerned that the correct numbers are not being captured.

Director Norrell then provided additional comments on the timeframe for changing the budget, noting that, based on her past experience, it was done periodically. Director Norrell stated that potential changes should be tracked, and the budget should be updated at the agreed-upon timeframe to avoid constant changes and the need to move money around.

Director Rocco has no updates from the Deed Restriction Committee.

Director Rocco updated the Board on the Waste Management Committee, stating that he reached out to Paul Daugereau to inform him that the District does not want to use their roll-off for spring cleanup.

Director Norrell gave an update on the Open Records Committee and discussed the monthly amount spent in February 2026 on Public Information Requests (PIRs). Director Norrell noted that the cost has risen significantly over the last month. Mr. Konopka clarified the Coats Rose invoices, explaining the District's billing procedures for PIRs.

Director Avila then confirmed with Mr. Konopka that there is a statute that prevents a massive amount of money from being spent on PIRs and from becoming a burden on the District. Director Avila then asked Mr. Konopka whether an individual who has reached their PIR limit can reach out to someone else to request records on their behalf. Mr. Konopka stated that yes, that is possible, but there is no way to tell if that is what is happening. Mr. Konopka stated that there are only a few people on the PIR tracking chart who are close to reaching the statutory limit.

Director Flores provided additional comments on PIRs, stating that records related to PIRs can be shared at the requestor's discretion. Director Flores encourages more people to ask questions to keep the Board transparent.

Director Avila offered additional comments on PIRs and the massive amounts of money the District is spending, noting that most of the information is available online.

Director Norrell provided comments regarding the PIRs, stating that the public is entitled to the information. Director Norrell stated that she believes the Board makes an effort to be transparent. Director Norrell also stated that in Texas, no MUD receives as many PIRs as this District does.

Director Avila updated the Board on the Security Committee. Director Avila stated that there were no updates to provide. Director Flores asked Director Avila whether hiring new security was discussed at the previous meeting. Director Avila stated that they would not discuss that at this time.

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;

Director Avila made comments regarding the appeal. Director Avila stated that the appeal was from the denial of the tortious interference claim, not from the amount of damages to be paid to the defendants.

Agenda Item No 11: Attorney's Report, including

No attorney report from Coats Rose.

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 did not convene in Executive Session.

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

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 15 April 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