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

September 14, 2020

THIS MEETING WAS HELD BY REMOTE ACCESS ONLY IN ACCORDANCE WITH THE MARCH 16, 2020 ORDER BY GOVERNOR ABBOTT TEMPORARILY SUSPENDING CERTAIN REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT TO ADVANCE THE GOAL OF LIMITING FACE-TO-FACE MEETINGS TO SLOW THE SPREAD OF COVID-19. NO PERSONS WERE AT THE MEETING LOCATION AND NO EQUIPMENT WAS AT THE MEETING LOCATION FOR ACCESS TO THE MEETING. HOWEVER, MEMBERS OF THE PUBLIC WERE ABLE TO ACCESS THIS MEETING BY TELEPHONE AND PARTICIPATE IN THE MEETING BY CALLING A TOLL-FREE NUMBER AND ENTERING A MEETING ID AND PASSWORD. The meeting was held on the 14th day of September, 2020 at 6:30 p.m., with Directors present being President Catherine Franke, Vice President Jana Norton Ramirez, Secretary Chris Rocco, Assistant Secretary Luis Zervigon and Assistant Secretary Art Medrano.

Board President Catherine Franke called the meeting to order at 6:30 p.m.

1. **Public Comments.**

* Public Hearing on Tax Rate
* Order Approving Budget
* Online Postings; Inaccurate or misleading site names and District information; Communications to residents to correct misstatements.
* Management report from Sage Management Services.
* Presentations by Anderson Mill West Neighborhood Association, Inc., Hunter's Glenn Homeowners Association, Inc., Lakeline Oaks Homeowners Association, Inc. and Volente Hills at Park Forest Owners Association, Inc.
* Minutes from prior meetings.
* Cause No. D-1-GN-20-003773; Linda Fabre and Matthew Fabre v. Williamson-Travis Counties Municipal Utility District No. 1 and Anderson Mill West Neighborhood Association, Inc.; In the District Court of Travis County, Texas; 53rd Judicial District.

2. **Public Hearing on Tax Rate.**

Comments were made by the public on Tax Rate.

3. **Order Approving the District's Appraisal Roll and Setting the District's Tax Rate for 2020.**

Assistant Secretary Art Medrano made a motion to approve the maintenance

and operation tax rate of $0.2979 per $100 of taxable value and debt service tax rate of $0.05 per $100 of taxable value, for a total tax rate of $0.3479 per $100 of taxable value. Assistant Secretary Luis Zervigon seconded the motion. All were in favor.

4. Order Approving Budget.

Budget discussed. Assistant Secretary Luis Zervigon made a motion to approve the Order Approving Budget for the proposed budget as presented by Michael Luft and corresponding appendices as included in the agenda package. Secretary Chris Rocco seconded the motion. All were in favor.

5. Rate Order.

Discussed in the meeting by Michael Luft.

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

Assistant Secretary Luis Zervigon made a comment.

7. Management report from Sage Management Services.

August 2020 Day Report Summary.
August 2020 Night Report Summary.
Assistant Secretary Art Medrano made a motion to refer to legal the bus violations at 2908 Briona Wood Drive, Volente Hills, Texas 78613. Vice President Jana Norton Ramirez seconded the motion. All were in favor.

President Catherine Franke made a motion to refer to legal the pig violations at 3104 Birch Drive, Cedar Park, Texas 78613. Vice President Jana Norton Ramirez seconded the motion. All were in favor.

Assistant Secretary Luis Zervigon made a motion to go back to business as usual with the Deed Restrictions abandoning the pandemic protocol effective October 1, 2020. President Catherine Franke seconded the motion. All were in favor.

Assistant Secretary Luis Zervigon made a motion to reinstate deed restriction enforcement procedures which have been suspended during the pandemic and return to enforcement of deed restriction violations as normal without disconnection of customer water service, but it is to be monitored by the board and be turned over to legal as needed starting on the 1st of October 2020. President Catherine Franke seconded the motion. All were in favor.

8. 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.

Nothing at this time.

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

Nothing at this time.

10. **Bulk trash day violations.**

The Board members made a comment.

11. **Presentations by Anderson Mill West Neighborhood Association, Inc., Hunter's Glenn Homeowners Association, Inc., Lakeline Oaks Homeowners Association, Inc. and Volente Hills at Park Forest Owners Association, Inc.**

Comments made by Beth Jones and Gerald Burgess.

12. **Reports by ACCs.**

Nothing at this time.

13. **Requests by Anderson Mill West Neighborhood Association, Inc., Hunter's Glenn Homeowners Association, Inc., Lakeline Oaks Homeowners Association, Inc. and Volente Hills at Park Forest Owners Association, Inc. related to reed restriction enforcement.**

Comments made.

14. **Minutes from prior DRC meetings.**

Assistant Secretary Luis Zervigon made a motion to approve the August 17, 2020 DRC meeting minutes as presented. President Catherine Franke seconded the motion. All were in favor.

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

This is a work in progress.

16. **Lawsuit against owner of 2202 London Lane; Lawsuit against owner of 2700 Tierra Blanco Trail; deed restriction enforcement actions pending with District's attorney or requiring legal advice from the District's attorney.**

This item was discussed in Executive Session at the end of the meeting.

17. **Cause No. D-1-GN-20-003773; Linda Fabre and Matthew Fabre v. Williamson-Travis Counties Municipal Utility District No. 1 and Anderson Mill West Neighborhood Association, Inc.; In the District Court of Travis County, Texas; 53rd Judicial District.**

This item was discussed in Executive Session at the end of the meeting.

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

Will discuss at the September 16, 2020 regular Board meeting.

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

Will discuss at the September 16, 2020 regular Board meeting.

20. **Funding for and interaction with Anderson Mill West Neighborhood Association, Inc., Hunter's Glenn Homeowners Association, Inc., Lakeline Oaks Homeowners Association, Inc. and Volente Hills at Park Forest Owners Association, Inc. to facilitate operation of the architectural control committees, deed restriction enforcement and other functions of such associations.**

Nothing at this time.

21. **Answer to prior questions from residents regarding District matters.**

Nothing at this time.

AGENDA ITEMS RELATED TO ELECTIONS

22. **Directors Election**
    a. **Second Amended Order Calling Directors Election**

PUNTOS DEL ORDEN DEL DÍA RELATIVOS A ELECCIONES

22. **Elección de Directores**
    a. **Segunda Orden Enmendada para Convocar una Elección de Directores.**

President Catherine Franke made a motion to approve the Second

Amended Order Calling Directors Election as presented. Vice President Jana Norton Ramirez seconded the motion. All were in favor.

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. 16 and 17. The Board went into closed session at 8:53 p.m.

At 9:45 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.

Assistant Secretary Luis Zervigon made a motion to approve the engagement of Richards Rodriguez & Skeith as Special Counsel for the Fabre lawsuit against the District. President Catherine Franke seconded the motion. All were in favor.

23. Adjourn.

Catherine Franke

President

ATTEST:

Secretary