

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

September 24, 2025

TO: THE BOARD OF DIRECTORS OF BLOCK HOUSE MUNICIPAL UTILITY DISTRICT AND ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Block House Municipal Utility District will hold a regular meeting at **6:30 p.m.** on **Wednesday, September 24, 2025**, at 2600 Block House Drive South, Leander, Texas. The following matters may be considered and acted upon at the meeting:

PLEASE NOTE: Public comments will be accepted only during designated portions of the Board meeting. Citizens wishing to address the Board must complete the citizens' communication form provided at the entrance to the meeting room, so they may be recognized to speak.

The meeting will be preceded by the U.S. Pledge of Allegiance and a moment of silence or prayer.

Board member announcements and agenda prioritization requests may be considered at the beginning of the meeting. The meeting will be recorded via video. The link to the video can be found at <https://www.youtube.com/@blockhousemud>. The live stream link is <https://youtube.com/live/1JVHKotBhdY?feature=share>.

Note: Matters on which Board action is anticipated are noted as "Decision". Matters on which Board action is not anticipated are noted as "Informational". Such notations are intended as a guide to facilitate the conduct of the meeting based on information available at the time that this agenda was finalized and are not binding. The Board reserves the right to take action on any of the following matters.

<u>AGENDA</u>	<u>ANTICIPATED ACTION</u>
GENERAL	
1. Citizens' communications;	Informational
2. Nebraska Furniture Mart construction update;	Informational
CONSENT ITEMS <i>(These items may be approved collectively or individually. Any of these items may be pulled for discussion upon the request of any Board member.)</i>	
3. Minutes of August 13, 2025 special meeting, August 20, 2025 special meeting, and August 27, 2025 regular meeting;	Decision
4. Proposal from McCall Gibson Swedlund Barfoot PLLC for audit services for fiscal year ending September 30, 2025;	Decision
BHC OWNERS ASSOCIATION	
5. Report from BHC Owners Association;	Informational
WILLIAMSON COUNTY SHERIFF'S OFFICE	

6.	Report from Williamson County Sheriff's Office;	Informational
DISTRICT CONSULTANTS		
7.	Report from and directives to Premier Recreation Management Services LLC;	Informational
8.	Report from and directives to Priority Landscapes, LLC;	Informational
FINANCE/AUDIT		
9.	Report from and directives to Municipal Accounts & Consulting, L.P., including:	Informational
	(a) Payment of bills and invoices;	Decision
	(b) Fund transfers;	Decision
	(c) Investments;	Decision
10.	Report from Finance/Audit Subcommittee;	Informational
PROFESSIONAL SERVICES		
11.	Report from and directives to Crossroads Utility Services, LLC, including:	Informational
	(a) System maintenance and repairs;	Informational
	(b) Write-offs;	Decision
	(c) AT&T Fiber installation in the District;	Informational
12.	Report from and directives to Gray Engineering, Inc., including:	Informational
	(a) Update on Tumlinson Playscape Project, including consideration of Pay Estimate No. 3 from T.F. Harper and Associates, LP;	Decision
AMENITIES		
13.	Chicken coop in Jumano Park - Chicken Tenders;	Informational
14.	Additional District recreational facility fees;	Decision
15.	Beehive location and Bee Ad Hoc Committee (Director Stanfield);	Decision
16.	Report from Amenities Subcommittee, including security report;	Informational
PR/COMMUNICATIONS		
17.	Proposal from 620 Studio LLC for new website in WordPress;	Decision
18.	Report from PR/Communications Subcommittee, including:	Informational
	(a) Special events;	Informational
	(b) Newsletter;	Decision

RESTRICTIVE COVENANTS		
19.	Report from and directives to Community Association Management, Inc.;	Informational
20.	Pending or contemplated litigation;	Informational
21.	Report from Restrictive Covenants Subcommittee;	Informational
PROFESSIONAL SERVICES		
22.	Report from Texas Disposal Systems, Inc.;	Informational
23.	Storm Water Management Program (SWMP) under TPDES General Permit TXRo400000;	Informational
24.	Report from Professional Services Subcommittee and related action;	Informational
GENERAL MANAGER REPORT / ITEMS		
25.	Report from and directives to General Manager, including:	Informational
	(a) Cub Scout's Pack Behavior Expectations;	Decision
LEGAL		
26.	Report from and directives to Armbrust & Brown, PLLC;	Informational
27.	Individual Williamson County Sherriff's Office Agreements;	Decision
28.	Order Establishing Rules and Regulations Governing Recreational Facilities;	Decision
29.	Renewal of Pool Services Agreement with Premier Recreation Management Services, LLC (expires September 30, 2025);	Decision
30.	Renewal of Restrictive Covenant Enforcement Services Agreement with Community Association Management (expires September 30, 2025);	Decision
31.	Renewal of Operations Services Agreement with Crossroads Utility Services, LLC (expires September 30, 2025);	Decision
32.	Amendment to General Management and Park Services Agreement;	Decision
33.	Improperly parked travel trailer behind 3301 Spumanti Lane;	Informational
OTHER DISCUSSION / ACTION ITEMS		
34.	Code of Ethics, Travel, and Professional Services Policy;	Informational
35.	Miscellaneous and Board/Subcommittee directives;	Informational
36.	Future Board meetings/agenda items.	Informational

The Board of Directors is authorized by the Texas Open Meetings Act, Chapter 551, Texas Government Code, to convene in closed or executive session for certain purposes, including receiving legal advice from the District's attorney (Section 551.071); discussing real property matters (Section 551.072); discussing gifts and donations (Section 551.073); discussing personnel matters (Section 551.074); discussing security personnel or devices or security audits (Section 551.076); and discussing information technology security practices (Section 551.089). If the Board of Directors determines to go into executive session to discuss any item on this agenda, the presiding officer will announce that an executive session will be held and will identify the item to be discussed and the provision of the Open Meetings Act that authorizes the closed or executive session.

(SEAL)



Attorney for the District