MINUTES OF JOINT MEETING OF THE DEED RESTRICTION COMMITTEE AND THE BOARD OF DIRECTORS
OF WILLIAMSON-TRAVIS COUNTIES
MUNICIPAL UTILITY DISTRICT NO. 1

August 9, 2017

STATE OF TEXAS §
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COUNTIES OF WILLIAMSON AND TRAVIS §

A regular meeting of the Deed Restriction Committee and a joint special meeting of the Board of Directors of Williamson-Travis Counties Municipal Utility District No. 1 was held at 6:30 p.m. on August 9, 2017, at the District Office at the Park at Lakeline Oaks, 1000 Old Mill Road, Cedar Park, Texas 78613. The meeting was open to the public and notice was given as required by the Texas Open Meetings Act.

Director Medrano called the roll of the members of the Board:

Chris Rocco	Director
Luis Zervigon	Director
Art Medrano	Director
Jana Norton Ramirez	Director

Also in attendance were Bill Flickinger of Willatt & Flickinger and Community Association Manager Heather Hood of RealManage. Four directors were present therefore a quorum of board members was reached.

Director Medrano called the meeting to order at 6:30 pm.

Director Medrano then called for Agenda Item 1: *Citizens Communications* – Two (2) homeowners were present to observe the meeting. The homeowner from XX15 Primwood Path was present to request waiver for the overnight parking violation fine received on the account. A motion was made and seconded to waiver the $150 violation fine on the account. The motion passed unanimously.

Director Medrano then called for Agenda Item 2: *Management Report from RealManage*: Manager Hood discussed deed restriction enforcement processes and procedures within the WTCMUD1 district.

Director Medrano then called for Agenda Item 3: *Consider and Act on 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*: XX14 Cottonweed – A motion was made and seconded to waive the $400 in violation fines for non-residential use. The motion passed unanimously. XX05 Lobelia – A motion was made and seconded to waive the $250 in violation fines on the homeowners account for rubbish and debris. The motion passed unanimously.

Director Medrano then called for Agenda Item 4: *Districts Rules of Governing Violations of Deed Restrictions and the procedure and tasks associated with enforcement of those*: No action

Director Medrano then called for Agenda Item 5: *Report from the DRC and act on restrictive covenant Enforcement Including Possible lawsuits against owners of 1507 Spiderlilly View, 1204 Boerne, 2016 Lobelia Drive, 1710 Yucca Lane, 1212 Boerne Drive and 3202 Blazing Star, 3204 Blazing Star and 3401 Larkspur* – The Board of Directors adjourned to Executive Session at 7:18pm after the President stated, "The Board of Directors will now go into closed session for consultation with the District's Attorney pursuant to section 55.071 of the Texas Government Code regarding matters related to agenda item 5." The Board of Directors concluded Executive Session at 7:39 and the President stated "The Board of Directors has concluded its closed session and is returning to the open meeting. No action was taken during the closed session." Following Executive Session, a motion was made and seconded to file a non-suit for 3401 Larkspur. The motion passed unanimously.

Director Medrano then called for Agenda Item 6: *Approval of minutes from prior DRC meetings*: Minutes from the July 2017 meeting were passed unanimously.

Director Medrano then called for Agenda Item 7: *Reports from the ACC's*: No action.

Director Medrano then called for Agenda Item 8: *Funding for and interaction with homeowner's associations within the district to facilitate operation of Architectural Control Committee and other HOA functions*: no action.

Director Medrano then called for Agenda Item 9: *Coordination between RealManage and Severn Trent on fines*: No action.

Director Medrano then called for Agenda Item 10: *Proposed Budget; Order Approving Budget*: No action.

Director Medrano then called for Agenda Item 11: *Order Setting the Proposed Tax Rate for 2017 and Providing for Publication of Notice Thereof*: A motion was made and seconded to approve the proposed tax rate as attached as item exhibit A. The motion passed unanimously.

Director Medrano then called for Agenda Item 12: *Service Plan Updates in Connection with Possible Annexation of District by City of Cedar Park*: No action

Director Medrano then called for Agenda Item 13: *Strategic Planning and Annexation of District by City of Cedar Park; Special Counsel for same*: No action.

Director Medrano then called for Agenda Item 14: Adjourn.

Attorney Flickinger left at 7:45 pm.

Adjourned: 7:45 pm

Secretary, Board of Directors
Date: July 15, ~~2017~~ 2019