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

November 11, 2015

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 November 11, 2015, 2015, 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:

Luis Zervigon	-	Director
Chris Rocco		Director
Catherine Franke	-	Director
Art Medrano	-	Director
Paul Rabago		Director

Also in attendance were Bill Flickinger of Willatt & Flickinger ,Community Association Manager Heather Hood of RealManage and Melissa Roberts of Severn Trent Five directors were present therefore a quorum of board members was reached.

Director Medrano called the meeting to order at 6:32 pm.

Director Medrano then called for Agenda Item 1: *Citizens Communications*: Homeowner from XX04 Boerne Drive was present to discuss accumulated fines on their account for a trashcan violation. Decision regarding the fines has been tabled based on research needing to be completed by RealManage. Follow up discussion will occur at the December 9 meeting. A homeowner on Lobelia was present to discuss recurring violations in the neighborhood. Association Manager Hood explained the different sections within the district and will follow up on the neighbors' concerns.

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 Rabago requested that one hard copy be brought to each of the meetings.

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 rules. XX03 Alexandra – homeowner has requested waiver of the $100 violation fine received for the boat on this property. Due to no previous waiver, the fine was waived.*

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: XXo5 Brighton Bend – tabled until a later meeting. A motion was made and seconded to provide an afterhours parking moratorium with the dates of November 15, 2015 – January 31, 2016 to allow for guests during the holiday season. There being no discussion, the motion passed unanimously. After hours inspections will continue beginning February 1, 2016.

Director Medrano then called for Agenda Item 5: Report from the DRC and act on restrictive covenant Enforcement: XX01 Larkspur: A motion was made and seconded to proceed with normal procedure for water termination due to non compliance. After brief discussion the motion passed unanimously.

Director Medrano then called for Agenda Item 6: Deed Restriction Enforcement against 2205 Old Mill Road, 1309 Piney Creek, 1507 Spiderlilly and 1002 Brighton Bend: XX05 Old Mill Road – a motion was made and seconded to "hereby move that the District find enforcement of the restrictions found in the Declaration of Restrictions Anderson Mill West Section 21, recorded at volume 12529, Page 1121 of the official Records of Travis County, Texas is necessary to sustainable taxable property values in the District, including but not

limited to Article II, Sections I and M of the Declaration, and I hereby further move that the Board authorize its attorneys, the Law Firm of Willatt and Flickinger, to take all necessary legal action including the filing of a Law Suit against Leslie Ray Loynes, the owner of 2205 Old Mill Road, Cedar Park, TX 78613, to enforce such restrictions due to the current violations at that property which include allowing his dogs to make an unreasonable amont of noise including excessive and aggressive barking and jumping on the fence in an aggressive manner, constituting a nuisance and geerally becoming an annoyance to the neighborhood; at the property 2205 Old Mill Road. After brief discussion, the motion passed unanimously. XX09 Piney Creek – no action at this time. XX07 Spidelilly – A demand letter has been sent to the homeowner. Manager will follow up with the attorney after the next inspection. XX02 Brighton Bend – A letter has been sent to the homeowner. Follow up will occur after the next inspection.

Director Medrano then called for Agenda Item 7: Hunter's Glenn Sign Easement: No action

Director Medrano then called for Agenda Item 8: Sunchase Park Access Easements: No action

Director Medrano then called for Agenda Item 9:: Approval of minutes from prior DRC meetings: Minutes from the October2015Deed Restriction Committee Meeting were passed unanimously.

Director Medrano then called for Agenda Item 10: *Reports from the ACC's*: No action.

Director Medrano then called for Agenda Item 11: *Funding for and interaction with homeowners associations within the district to facilitate operation of Architectural Control Committee and other HOA functions:* no action.

Director Medrano then called for Agenda Item 12: *Coordination between RealManage and Severn Trent on* fines:WTCMUD1 Board approved a representative from Severn Trent to attend the next three meeting of the Deed Restriction Committee to continue working out the fines process for the district. The committee will schedule a meeting at a later date with Severn Trent to assist in finalizing this process.

Director Medrano then called for Agenda Item 13: *Services by District's Landscape Contractor; Landscape maintenance and landscape improvements:*

a. Supplemental Watering: no action.
b. Tree Work in Sunchase: No action

Attorney Flickinger left at 8:15 pm

Adjourned: 8:35pm..

Secretary, Board of Directors

Date: 12/9/15, 2015