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

April 12, 2017

STATE OF TEXAS	§
	§
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 April 12, 2017, 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:

Luis Zervigon	-	Director
Catherine Franke	-	Director
Art Medrano		Director
Chris Rocco		Director
Jana Norton Ramirez		Director

Also in attendance were Bill Flickinger of Willatt & Flickinger and Community Association Manager Heather Hood of RealManage. Five 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:* Homeowner from XX08 Blazing Star was present to request waiver for the violation fine on her account for the inoperable vehicle. Community Association Manager Heather Hood noted the home is now in compliance. A motion was made and seconded to remove the fine from the account with the understanding the vehicle would not be parked in site of other lots or the street. Homeowner from XX08 Alexandra was present to discuss the pending litigation on her account. A motion was made and seconded to approve a payment plan to bring the account current. The homeowner will contact Severn Trent and a follow up will be provided at the next meeting. A homeowner from Anderson Mill West Section 1 was present to discuss recurring violations.

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. No action*

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 –XX04 Brionna Wood – A motion was made and seconded to send a demand letter to the homeowner demanding that the homeowner discontinue use of the home as a business. A follow up will be provided at the May meeting. XX08 Grist – the fence on the right side yard remains out of compliance. A motion was made and seconded to send a demand letter to the homeowner to repair the fence and bring in to compliance. A follow up will be provided at the May meeting.

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, 2408 Alexandra Lane, 1204 Boerne and 2016 Lobelia: 1507 Spiderlilly View – no action; tabled until next meeting. 2408 Alexandra – Homeowner was present. A follow up is provided in the resident communications section of the minutes. . 1204 Boerne – Attorney Flickinger provided an update. Further updates will be provided at the May meeting. . 2016 Lobelia – No action. Follow up will be provided at the May meeting

Director Medrano then called for Agenda Item 6: Approval of minutes from prior DRC meetings: Minutes from the March 2017 meeting were presented to the Board of Directors. Community Association Manager Heather Hood will revise and send to the attorney to have signed at the WTCMUD1 District Board meeting.

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: Park rules; all matters related to District's parks, fields and office buildings: No *action; tabled to a later meeting date.*

.

Attorney Flickinger left at 7:43 pm

Adjourned: 7:40 pm

Secretary, Board of Directors

Date: 5/10, *2017*