MINUTES OF THE
DEED RESTRICTIONS COMMITTEE FOR
WILLIAMSON-TRAVIS COUNTIES MUD #1
December 6, 2006

The meeting was called to order at 7:02 p.m.

Directors in attendance were Steve Davies and Brian Hardin. Also in attendance were Bill Fry, Becky Stathos and Linda Nolte of Severn Trent Services, Johnny Bridges and Paul Rabago from the Anderson Mill West ACC, and residents Caryn Mills and Beverly Zervigon from Anderson Mill West.

Mr. Bridges discussed concerns about some of the discussion reflected in the minutes of the November Deed Restriction Committee meeting. He provided ACC clarification forms for the following items in Anderson Mill West:

- Portable storage structures such as PODS: First inspection will be noted, second notice will provide 30 days to move the structure unless an extension is applied for to the ACC.
- Dead trees and/or bushes: The regular letter process will apply. In the event of a dead oak tree, the letters will include verbiage asking the resident to contact the Forestry Service for instructions on removing the tree in order to prevent the spread of oak wilt. The ACC will provide the DRC with further clarification on this issue.
- Garage doors: Garage doors should be painted the same color and be consistent with house and trim color.

Director Davies said that in determining what will be enforced during inspections, the full Board will consider all ACC input as well as the Board's position as a governmental entity, and will then vote on each item. Input from residents will also be welcomed and discussed at the meeting. Decisions made by the majority of the Board will be final.

Director Hardin stated there is a standing item on Board meeting agendas for citizen communication.

A preliminary list of covenant violations regularly cited was presented by STES to all present. Mrs. Zervigon and the Anderson Mill West ACC members asked for 30 days advance notice to review the list of items to be enforced prior to being voted on by the Board. Director Davies stated his concern is being able to stand behind all statements made in letters mailed on behalf of the Board, in addition to items that should not be enforced. Director Hardin stated that any draft or papers that are a work in progress should be noted as such. Items such as garage doors not painted the same color and lawn issues including fertilization, weeding, etc., will be added to the preliminary list before it is presented to the Board. Director Davies said the items will not be discussed until the January meeting. All ACC's within the District will be given an opportunity to review a draft of the list to add or delete items in question and e-mail their revised list to Ms. Nolte.

Mr. Rabago asked where the Board's authority comes from to enforce deed restrictions. Director Davies responded that it comes from the Texas Water Code.

Director Davies questioned why deed restriction minutes are posted on the website without being approved. STES will ask Mr. Flickinger to add a standing item to Board agendas for approval of the DR minutes. Ms. Nolte will forward the approved minutes to Mr. Maxwell for posting on the website.

Director Davies stated that ACC members should not have the ability to author deed restriction letters being sent out on behalf of the Board.

The committee then reviewed individual letters mail out in November.

Directors Davies and Hardin expressed concern for the need to appoint a District spokesperson for media purposes and directed STES to have Mr. Flickinger add this item to the next Board agenda.

Severn Trent was directed to e-mail the DRC the following information after each drive:

- Deed Restriction Action Items report with photos
- Color photos via ACDSee program

The next inspection is scheduled for December 14. If STES is not notified by the DRC of any revisions to the letters by 10:00 a.m. on December 15, the letters will be mailed.

At the end of each month, Severn Trent will send the following information to the Deed Restriction Committee members:

- Monthly inspection report
- Monthly inspection summary

Members of each ACC will continue receiving the monthly inspection report for their subdivision.

Ms. Nolte will check with the IT Department to see if the photos attached to the Deed Restriction Action Items report can be reproduced in color.

The meeting was adjourned at 9:05 p.m.

Approved: _____
Member, Deed Restrictions Committee

Date: 13 Dec 2016