

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
THE MEADOWS AT CHANDLER CREEK
MUNICIPAL UTILITY DISTRICT

January 19, 2010

STATE OF TEXAS §
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COUNTY OF WILLIAMSON §

The Board of Directors of The Meadows at Chandler Creek Municipal Utility District met in a regular meeting, open to the public, on January 19, 2010, at the M. E. "Gene" Johnson Realty Building, 1901 E. Palm Valley Road, Round Rock, Texas, pursuant to notice duly given in accordance with law.

Director Beleckis called the meeting to order at 7:00 p.m. The roll was called of the members of the Board, to-wit:

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| Nancy Beleckis | – | President |
| Walter Berry | – | Vice President |
| Robert Wohlford | – | Secretary |
| Shina Amachigh | – | Treasurer |
| Blayre Peña | – | Assistant Secretary-Treasurer |

All directors were present with the exception of Director Berry thus constituting a quorum. Also present at the meeting were Kristi Hester and Linda Nolte with Severn Trent Services; Phil Haag with McGinnis Lochridge & Kilgore; Don Bayes with Gray-Jansing & Associates; and Craig Ferguson with the Williamson County Sheriff's department.

Director Beleckis called for Agenda Item 3 – Citizens' communications. There were no citizens present to address the Board under this agenda item. Director Beleckis discussed a letter received from a homeowner regarding tree removal. Director Wohlford will meet with Gray-Jansing's inspector to determine if any action is to be taken.

Introduction of Craig Ferguson was made and discussion followed regarding an increase of burglaries within the District and if more patrol is needed. Director Berry arrived at 7:13 pm. Director Peña asked how many burglaries have been reported in Chandler Creek and that figure was not available at this time per Mr. Ferguson.

Director Beleckis then called for Agenda Item 4 – Minutes of regular meeting held December 15, 2009. Director Wohlford moved to approve the December 15, 2009 minutes as written. Director Amachigh seconded the motion, which carried unanimously.

Director Beleckis then called for Agenda Item 5 – HOA Report. Director Wohlford reported that nobody responded to the neighborhood watch program. Director Peña discussed the option of door-to-door contact with residents to get them more involved in the crime watch.

Director Beleckis then called for Agenda Item 6 – Landscaping issues. There was nothing to report.

Director Beleckis then called for Agenda Item 7 – Engineer’s report. Mr. Bayes reported that the plat has been approved and they are waiting for it to be returned. Director Berry asked if anything was detected from the camera regarding the stone knocked out of the top of a column. The camera recordings will be reviewed for any identification of the perpetrators.

Director Beleckis then called for Agenda Item 8 – Pass-through agreement with City of Round Rock. Mr. Haag said no follow up has been made for the previous letter that was sent to Michael Thane but he will follow up if requested to do so. Director Peña mentioned a statute of limitations and Mr. Haag will check on that as well, as this matter is now in the fourth year. He does not think a statute applies to the city or municipalities.

Director Beleckis then called for Agenda Item 9 – Attorney’s report. Mr. Haag did not have a report.

Director Beleckis then called for Agenda Item 10 – District Information Form #18. Mr. Haag printed out information and will bring that information to the next meeting.

Director Beleckis then called for Agenda Item 11 – Tax exemptions for residents age 65 and older and for disabled residents. Ms. Hester distributed a handout for legal requirements. A new law allows up to 100% tax exemption for disabled vets. Discussion followed regarding the homestead exemption percentages up to 20% for owner-occupied homes with a minimum of \$5,000 that could apply to certain individuals. Mr. Haag will confirm the figures presented. Individuals must apply for the exemption. There are 75 homeowners that are age 65 or over. Director Berry made a motion to authorize \$5,000 for exemption to those over age 65 or disabled. Director Wohlford seconded the motion and it passed unanimously.

Director Beleckis then called for Agenda Item 12 – Interlocal Agreement for payroll services regarding off-duty peace officers. No action to take.

Director Beleckis then called for Agenda Item 13 – ONCOR easement modification. Mr. Haag stated the District owns the easement since the property was originally granted in 1927 and there is no reason for not granting the modification. Director Peña wants to define how much access is to be granted. Mr. Bayes stated a width limit of 50 feet could be requested. Director Wohlford motioned to put the width limit in the written modification. Director Peña seconded the motion which passed unanimously.

Director Beleckis then called for Agenda Item 14 – District website. Director Peña reported the website (www.chandlercreekmud.org) is functioning at 90%. E-mail addresses still need adjustments.

Director Beleckis then called for Agenda Item 15 – Matters related to park and recreational facilities for the District. Destruction of park property was discussed and issues with fountains freezing. Director Wohlford and Director Berry showed photos of another park that has dog pens and animal fountains. Mr. Haag recommended contacting Mark Maxwell in Anderson Mill West who has information regarding brochures, etc. Mr. Haag will follow up with Mr. Maxwell. Director Peña stated concerns regarding dog owners not using leashes or picking up after their dogs. Director Berry stated his concern is that, without a dog park, owners would allow pets to continue running wild. Director Berry and Mr. Haag will review issues and costs and will report at next month’s meeting.

Director Berry discussed the addition of one more camera pole. Motion was made by Director Wohlford to accept the bid from Lone Star Surveillance. Director Berry seconded the motion and it passed unanimously. Director Berry stated at least one trash cart needs to be placed by the playscape area and another picnic table needs to be placed off the trail under the trees. Director Peña stated another table could be placed close to the softball field.

Director Beleckis then called for Agenda Item 16 – District Manager's report including payment of bills and invoices. Ms. Hester reviewed the District financial transactions during December. Discussion followed regarding the TXU Electric bill compared to the Kinetic bill which has decreased approximately 80%.

Director Peña moved to approve payment of invoices totaling \$34,710.76. This amount includes a check in the amount of \$30 to M. E. "Gene" Johnson Realty for tonight's meeting. Director Amachigh seconded the motion which passed unanimously.

Director Berry gave Ms. Hester per diems for December. Director Peña motioned to accept them. Director Wohlford seconded the motion and it passed unanimously.

Director Beleckis then called for Agenda Item 17 – Quarterly Investment Report. Director Amachigh is the new Investment Officer. Motion was made by Director Amachigh to approve the report. Director Peña seconded the motion and it passed unanimously.

Director Beleckis then called for Agenda Item 18 – Semi-annual bond payments due February 1, 2010. Motion was made by Director Amachigh to accept bond payments. Director Peña seconded the motion and it passed unanimously.

Director Beleckis then called for Agenda Item 19 – Such other matters as may come before the Board. Director Berry asked Ms. Hester about the slat broken or missing at the top of the pavilion. Ms. Hester will pursue a bid for repairs or replacement and will forward it to the Parks Committee which will include the insurance deductible.

Director Beleckis then called for Agenda Item 20 – Directors' comments. The next regular meeting will be held February 16, 2010. The March meeting has been changed to March 23, 2010 due to Spring break.

There being no further business, the meeting was adjourned at 9:32 p.m.

Robert Wohlford, Board Secretary

Date