

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF  
THE MEADOWS AT CHANDLER CREEK  
MUNICIPAL UTILITY DISTRICT  
March 22, 2011

STATE OF TEXAS           §  
  §  
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 March 22, 2011, 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:

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

All directors were present thus constituting a quorum. Also present at the meeting were Kristi Hester with Severn Trent Services; Scott Rhodes with McGinnis Lochridge & Kilgore; Don Bayes with Gray-Jansing & Associates; and Justin Mouledous with Belt Harris Pechacek, LLP.

Director Beleckis called for Agenda Item 3 – Citizens' communications. There were no citizens present to address the Board under this agenda item.

Director Beleckis called for Agenda Item 4 – District Audit for 2009-2010 Fiscal Year. Mr. Mouledous presented the audit report for the fiscal year ending September 2010. The statements have a clean opinion, which is the best opinion that can be received. Mr. Mouledous stated that there were no issues in completing the report. On a motion by Director Amachigh, seconded by Director Peña, the annual audit report was unanimously approved.

Director Beleckis then called for Agenda Item 5 – Minutes of regular meeting held February 15, 2011. On a motion by Director Wohlford, seconded by Director Berry, the Board unanimously approved the minutes of the February 15, 2011 regular meeting with corrections.

Director Beleckis then called for Agenda Item 6 – HOA Report. There was no report.

Director Beleckis then called for Agenda Item 7 – Landscaping Report. Director Wohlford reported that the Tree Committee and Ms. Hester met with Don Meacham of Texas Tree Service at the park and reviewed several damaged trees that may be potential safety concerns. Texas Tree Service has provided an estimate to remove four large trees. On a motion by Director Berry, seconded by Director Wohlford, the Board unanimously approved the estimate in the amount of \$2,475 and directed Ms. Hester to make sure it includes the hackberry tree along the trail behind the soccer field.

Director Wohlford reported that some of the limestone rocks used as landscaping around the

pavilion have been broken or stolen. ECO Landscaping will be asked to provide an estimate to replace the stones.

Director Beleckis then called for Agenda Item 8 – Proposal for Trail Improvements. This item will be removed from future agendas.

Director Beleckis then called for Agenda Item 9 – Engineer's report. Mr. Bayes said the exposed vents in the park belong to the City of Round Rock. He contacted the City requesting filters be installed in the vents and was told the work should be completed in the next couple of months.

Director Beleckis then called for Agenda Item 10 – Consider award of contract for the park restroom facilities for the District. Mr. Bayes reported that five bids were received for construction of the restroom facility at the park. The lowest bid was from Fazzone Construction Co., Inc., in the amount of \$174,800. Following a recommendation from Mr. Bayes, Director Wohlford moved, seconded by Director Berry, to award the contract to Fazzone Construction Co., Inc. Motion carried unanimously.

Director Beleckis then called for Agenda Item 11 – Attorney's Report. In response to a recent question, Mr. Rhodes stated that board packets and related materials are retained by either the District Manager or the attorney, thus eliminating the need for Board members to retain them.

Director Beleckis then called for Agenda Item 12 – District Website. There was nothing to report on this agenda item.

Director Beleckis then called for Agenda Item 13 – Matters related to park and recreational facilities for the District. A new gate connecting the elementary school property to the park trail system will be installed this weekend.

Ms. Hester presented an estimate from Sun Tech to add lights to the volleyball court. Mr. Bayes will contact Sun Tech to get more details on the estimate and to provide information needed to submit a proposal for additional trails lights.

Director Berry reported that the sidewalk at the second entrance was repaired by Williamson County at no charge.

Director Beleckis then called for Agenda Item 14 – District Manager's report including payment of bills and invoices. Ms. Hester presented the financial report for the month ending February, 2011. She reported that year-to-date the District is \$77,000 positive from the approved budget. On a motion by Director Amachigh, seconded by Director Peña, the Board unanimously approved payment of District invoices in the amount of \$36,014.26. This includes a check in the amount of \$60 to M.E. "Gene" Johnson for the last three meetings and a check in the amount of \$807.37 to the City of Round Rock for permit fees.

Director Beleckis then called for Agenda Item 15 – Such other matters as may come before the Board. The Board discussed the proposed HOA pool house, but no action was taken.

Director Beleckis then called for Agenda Item 16 – Directors' comments. Because of Spring break, the next regular meeting will be held April 19, 2011.

There being no further business, the meeting was adjourned at 8:50 p.m.

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Robert Wohlford, Board Secretary

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Date