

Kim Massaro with Volente Hills HOA presented a thank you card to the Board for all their support with their HOA.

Director Garrett then called for Agenda Item 2: Report from the District's Engineer:

- a. *Investigation of wastewater flow meter in Lakeline Oaks* – This is an ongoing review. Discussion followed regarding how many times a week the lift stations need to be checked. Ms. Hester stated Severn Trent is currently checking them five times per week instead of twice. The cost is an additional \$200 to continue checking five times. Severn Trent will provide Mr. Bayes with a monthly flow chart report. This item will be kept as a standing item on the agenda.
- b. *Follow up on Sun Chase Pond grading* – Mr. Bayes passed out information with photos of before and after the grading. Some areas appear to be holding water. Ms. Hester stated Severn Trent is providing a quarterly inspection but this particular issue was not on the inspection report. It has since been added to the report.

Don Bayes provided maps showing parcels and street names to be used by Severn Trent personnel to identify addresses, location of storm drainage inlets and street lights.

Director Kenny stated Mr. Bayes provided three landscaping architects who can provide estimates to improve the appearance of the ponds. On-site visits with Severn Trent will take place in the next 30 days. Feasibility studies will also follow. Discussion followed regarding the time frame for this project which may be close to spring of 2012.

Director Garrett then called for Agenda Item 3: Report from the District's landscape contractor on landscape maintenance and suggested landscape improvements

- a. *Amendment to Contract with EcoSystems* – There are tree limbs hanging over the stop sign located at Sun Chase and Old Mill Rd. Mr. Vinella said he will check this out after the meeting tonight. A resident cut trees and stacked branches at Cortez Cove and Old Mill Road, which need to be picked up.

Director Garrett then called for Agenda Item 4: Report from the DRC and act on restrictive covenant enforcement. The following items were reported by the DRC:

- 2800 Buckeye Trail, appears to still be in violation of numerous deed restrictions.
- 3116 Blazing Star Trail – This home is abandoned and landscaping issues exist which cannot be fined due to no active water account. Using the Beautification Funds to reimburse cost for clean up was discussed.
- 2610 Sabinal – Illegally parked trailer.

Director Zervigon motioned to authorize 2800 Buckeye and 3116 Blazing Star be assigned to the District Attorney for further action. Director Kenny seconded the motion which passed unanimously.

Currently, reoccurring violations fall off the customer's record after 6 months. The Board will consider extending the time for repeated offenders to possibly 12 months.

Director Zervigon stated the After Hours Inspection position resulted in 81 responses. The DRC proposes to send an e-mail to everyone who submitted an interest for this position which will include a checklist of features for the contract and a due date to reply

Paul Rabago reported that Anderson Mill West Section One wants a standardization of deed restrictions one through six and needs 51% of residents to make these changes. Approximate cost is \$4,000 and wants the Beautification Funds to cover the cost. A separate signature sheet for each person will be required and recorded. Mr. Flickinger discussed the process for reimbursement from the Beautification Funds.

Directors Zervigon and Garrett clarified the difference of ACC and DRC responsibilities for residents in the audience.

Director Hardin motioned to approve the request for reimbursement from the Beautification Funds to the Anderson Mill West Neighborhood Association based up request submittal to read as follows:

I hereby move that the Board find that enforcement of deed restrictions within the Anderson Mill West neighborhood is necessary to sustain taxable property values in the District, that the Board find that a distribution from the Anderson Mill West neighborhood Association's share of the District's Beautification Fund in the amount of \$4000.00 to that Association will facilitate enforcement of deed restrictions in the Anderson Mill West neighborhood and that the Board authorize the disbursement of \$4000.00 to that Association from the District's Beautification Fund, provided a written accounting of how the funds are spent by the Association to the District's General Manager within 30 days of each expenditure. Director Rocco seconded the motion which passed unanimously.

Ms. Colby reported that her last day will be Nov. 5th and her replacement is not known as of this date.

Director Garrett then called for Agenda Item 13: Report from Constable on Security Patrols. The board had requested the Constable to supply a list of crime calls that have occurred within the district from January 1, 2010 to date as well as last year's YTD. Deputy Thomas stated he did not receive the correct report that was requested but would have it within a week. He did state the total calls for the District in 11 months was over 800. Director Hardin addressed last month's bill. Deputy Thomas stated that other Officers filled in for those that were on vacation or not available, which resulted in additional cost. Director Rocco motioned to approve payment, Director Hardin seconded the motion and it passed unanimously.

Director Garrett then called for Agenda Item 5: Authorization of lawsuit against Brandon Finnegan for deed restriction violations; fines pending. This was discussed under Agenda Item 4. Director Zervigon stated the DRC needs to advance the process for this resident.

Director Garrett then called for Agenda Item 6: Enforcement of Deed Restrictions against specific owners: Mr. Flickinger sent a letter to 1307 Lantana for various deed restriction violations. Mr. Flickinger sent a letter to 1307 Lantana for various deed restriction violations. Director Zervigon motioned to move that the District find enforcement of the restrictions found in the Declaration of Restrictions Anderson Mill West Section One,

recorded at Volume 1288, Page 191 of the Official Records of Williamson County, Texas including but not limited to Article II, Sections G and L, and Article V, is necessary to sustain taxable property values in the District and I hereby further move that the Board authorize its attorneys, the Law Firm of Willatt & Flickinger, to file suite against Jody Cohen, the owner of 1307 Lantana Lane, Cedar Park, Texas 78613 to enforce such restrictions due to the current violations at that property which include failure to properly maintain the garage (in need of repairs and paint), storing debris in the yard and failure to conduct proper landscaping maintenance, including removal of weeds. Director Rocco seconded the motion which passed unanimously.

Director Garrett then called for Agenda Item 7: Approval of DRC Minutes by Deed Restriction Committee Members. There were no minutes for approval.

Director Garrett then called for Agenda Item 8: Appointment of DRFC member to replace Robert Kenny whose term expires on October 20, 2010: Director Kenny agreed to remain on the committee for another term.

Director Garrett then called for Agenda Item 8: Reports from ACCs: There was no discussion on this agenda item.

Director Garrett then called for Agenda Item 9: Contract with After-Hours Inspector: Still pending and will remain on the Agenda.

Director Garrett then called for Agenda Item 10: ACC member access to Board Portal: A Service agreement with the HOA was presented. A motion was made by Directory Kenny to authorize Mr. Flickinger to work with the DRC. Director Zervigon seconded the motion. After a discussion regarding the hold harmless agreement in the contract, the motion passed unanimously.

Director Garrett 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. There was no discussion on this agenda item.

Director Garrett then called for Agenda Item 12: Rules for enforcement of restrictive covenants that include fines and termination of services. There was no discussion on this agenda item.

Director Garrett then called for Agenda Item 14: Report from District's Manager and Affected Persons, including payment of bills and invoices and transfer of funds.

- a) Review and discussion of pending Board directives to Manager, attorneys, Board members and subcommittees
- b) Committee reports
- c) Water and wastewater system report
- d) Security measures for the water system
- e) Review changes made to Standard Operating Procedures (SOP) Manual
- f) Detention pond and related issues
- g) Preventative maintenance program
- h) Billing report

- i) *Customer and resident complaints*
- j) *Adjustment of delinquent accounts*
- k) *Builder and aged receivables*
- l) *Collection of delinquent property taxes*
- m) *Quarterly investment reports*
- n) *Bill payment report*
- o) *Financials*
- p) *Solid waste collection & disposal service*
- q) *District patrols- Agreements for Patrol Services including office building access control and security and deed restriction compliance*
- r) *Manhole cleanout/maintenance*
- s) *Storm water Management Plan*

Directives were reviewed and are attached.

Ms. Hester reviewed operations, maintenance, and financial transactions for September, 2010.

Discussion followed regarding concerns of the cost for hanging tennis court wind screen nets.

On a motion by Director Garrett, seconded by Director Hardin, the Board approved payment of invoices totaling \$262,658.21. The motion passed unanimously. Director Garrett motioned to approve payment for EcoSystems in the amount of \$7,139.71. Director Hardin seconded the motion and the motions passed unanimously with Director Rocco abstaining.

Ms. Hester passed out information from the Investment Training Seminar she and Director Zervigon attended. Director Zervigon discussed items from the meeting including FDIC insurance protection in the event of bank failures and other risk assessments. Director Rocco stated his concerns regarding the Auditors not reviewing such assessments.

An agenda item will be added next month to get with Linda Patterson & Associates to obtain a contract to review the investment policy.

Directive was given to Severn Trent to ask for a sample contract and estimate of "cost not to exceed".

Director Garrett then called for Agenda Item 15: Report from the Park Subcommittee regarding park improvements. Parks sub-committee will schedule a meeting in November to review the improvements.

Director Garrett then called for Agenda Item 16: All matters related to the District's parks, fields and office building: There was no discussion on this agenda item.

Director Garrett then called for Agenda Item 17: Amendments to Park and Tennis Court Rules. There was no discussion on this agenda item.

Director Garrett then called for Agenda Item 18: Water Conservation Measures. There was no discussion on this agenda item.

Director Garrett then called for Agenda Item 19: Newsletter and District Website. There was no discussion on this agenda item.

Director Garrett then called for Agenda Item 20: Proposal for Newsletter Services. There was no discussion on this agenda item.

Director Garrett then called for Agenda Item 21: Rezoning of Pohl Partners Tract Adjacent to Lakeline Oaks (Office to Multi-Family). No action was taken on this agenda item.

Director Garrett then called for Agenda Item 22: Amended Information Form: Director Hardin made the motion to approve the Amended Information Form as presented (attached), Director Rocco seconded the motion and it passed unanimously.

Director Garrett then called for Agenda Item 23: Contracts with STES for Management and Accounting Services. No action was taken and this item will remain on the agenda.

Director Garrett then called for Agenda Item 24: Proposal for Strategic Planning Services and Annexation of District by City of Cedar Park: No action was taken on this agenda item.

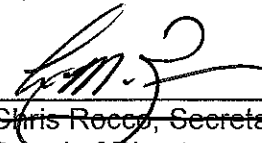
Director Garrett then called for Agenda Item 25: Rate Order. No action was taken and this item will remain on the agenda.

Director Garrett then called for Agenda Item 26: District's Service Agreement, Delinquent Notice and Rules and Regulations for Water and Wastewater Service. No action was taken and this item will remain on the agenda.

Director Garrett called for Agenda Item 27: Minutes were reviewed from the regular meeting of September 15, 2010. A motion was made by Director Hardin, seconded by Director Rocco, to approve the September 15th minutes with corrections. The motion passed unanimously.

Director Garrett then called for Agenda Item 28: Reconsideration of Minutes previously approved with oral revisions. There were no minutes to review.

Director Garrett then called for Agenda Item 29: Adjournment. The meeting was adjourned at 9:22 P.M.


Chris Rocco, Secretary Luis M. Zervigon, Assistant Secretary
Board of Directors

Date: 12-15-2010

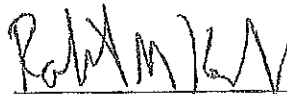
transportation of wastewater; the gathering, conducting, diverting and controlling of local storm water or other harmful excesses of water in the District; and the operation of a solid waste collection and disposal system.

9. The Notice to Purchasers form required by Section 49.452 of the Texas Water Code to be furnished by a seller to a purchaser of real property in the District is attached as Exhibit "A".

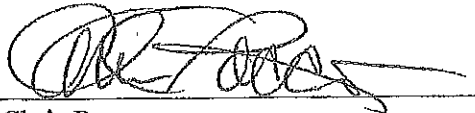
WITNESS OUR HANDS this 20th day of October, 2010.



Linda Garrett,
President, Board of Directors



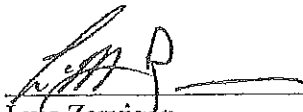
Robert M. Kenny, Jr.,
Vice President, Board of Directors



Chris Rocco,
Secretary, Board of Directors



Brian T. Hardin,
Treasurer, Board of Directors



Lutz Zervigon,
Assistant Treasurer/Assistant Secretary,
Board of Directors

ATTEST:



Chris Rocco,
Secretary, Board of Directors

[SEAL]

ACKNOWLEDGMENTS

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on October 20, 2010 by Linda Garrett, Robert Kenny, Chris Rocco, Brian T. Hardin and Luis Zervigon as Directors of Williamson-Travis Counties Municipal Utility District No. 1.

[SEAL]



Linda Nolte
Notary Public, State of Texas
My Commission Expires: 06-20-12

STATE OF TEXAS

§
§
§

COUNTY OF WILLIAMSON

We hereby certify that the above and foregoing information is true and correct.

Linda Garrett,
President, Board of Directors

Robert M. Kenny, Jr.,
Vice President, Board of Directors

Chris Rocco,
Secretary, Board of Directors

Brian T. Hardin,
Treasurer, Board of Directors

Luis Zervigon,
Assistant Treasurer/Assistant Secretary,
Board of Directors

Sworn and subscribed to before me, the undersigned authority, on this 20th day of October, 2010.

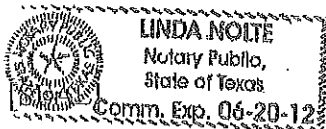

Notary Public, State of Texas

Exhibit "A"

MUNICIPAL UTILITY DISTRICT

NOTICE TO PURCHASER

THE STATE OF TEXAS	§
	§
COUNTIES OF WILLIAMSON	§
AND TRAVIS	§

The real property, described below, that you are about to purchase is located in Williamson-Travis Counties Municipal Utility District No. 1 (the "District"). The District has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the District on real property located in the District is \$0.664 on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date, be issued is \$25,751,525.00, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the District and payable in whole or in part from property taxes is \$19,937,854.00.

The District has the authority to adopt and impose a standby fee on property in the District that has water, sanitary sewer, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The District may exercise the authority without holding an election on the matter. As of this date, the amount of the standby fee is \$0.00. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the District stating the amount, if any, of unpaid standby fees on a tract of property in the District.

The District is located in part in the corporate boundaries of the City of Cedar Park. The taxpayers of the District whose property is also within the city are subject to the taxes imposed by the municipality and by the District until the district is dissolved. By law, a district located within the corporate boundaries and extraterritorial jurisdiction of a municipality may be annexed in its entirety by municipal ordinance without the consent of the district or the voters of the District.

The purpose of this District is to provide water, sewer, drainage, or flood control facilities and services within the District through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the District.

The legal description of the property which you are acquiring is as follows: _____

SELLER:

Date

NAME:

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

PURCHASER:

Date

NAME:

AFTER RECORDING RETURN TO:

Bill Flickinger
Willatt & Flickinger
2001 North Lamar
Austin, Texas 78705