

**MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF
VISTA OAKS MUNICIPAL UTILITY DISTRICT**

April 14, 2025

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

A meeting of the Board of Directors of Vista Oaks Municipal Utility District (the "District"), was held on April 14, 2025 at Gray Engineering, Inc., 8834 N. Capital of Texas Highway, Suite 140, Austin, Texas 78759. The meeting was open to the public and notice was given as required by the Texas Open Meetings Act. A copy of the Certificate of Posting of the Notice is attached as **Exhibit "A"**.

The meeting was called to order at 12:04 p.m. and the roll was called of the members of the Board, to-wit:

Heath Reed-Green	-	President
Jacob Matto	-	Vice President
Stephen Garcia	-	Secretary
Leslie Alger	-	Assistant Secretary
David Freireich	-	Assistant Secretary

and all of the Directors were present, except Director Alger, thus constituting a quorum. Also present in person at the meeting were Chelsea Osbourne of Gray Engineering, Inc. ("GEI"), the District's engineer; Andrew Hunt of Crossroads Utility Services LLC ("Crossroads"), the District's general manager and utility operator; Allen Douthitt of Bott & Douthitt, PLLC ("B&D"); Art Whalen of the Vista Oaks Owners' Association, Inc. (the "HOA"); and Jenn Scholl of Armbrust & Brown, PLLC, the District's attorney.

Director Reed-Green requested that Ms. Scholl conduct the meeting. Ms. Scholl stated that the Board would first receive citizens' communications and Board member announcements. There being none, Ms. Scholl stated that the Board would consider approving the consent items on the Board's meeting agenda: the minutes of the February 10, 2025 Board meeting and the Amended and Restated Order Establishing Records Management Program, Appointing Records Management Officer, and Appointing Public Information Coordinator attached as **Exhibit "B"**. After discussion, upon motion by Director Reed-Green and second by Director Matto, the Board voted 4-0 to approve the consent items.

Ms. Scholl stated that the Board would next discuss security patrol reports and related items. Mr. Hunt stated that he did not have anything specific to report at this time. Director Matto mentioned that there had been reports of a resident protesting near the amenity center. Mr. Hunt stated that Sgt. Breder was aware of the resident and that he and the other deputies would continue to keep an eye on him.

Ms. Scholl stated that the Board would next discuss the status of the meter replacement project. She stated that the Use Agreement attached as **Exhibit “C”** had been approved and would permit the District to install the “smart meter” tower and allow the HOA to install certain security cameras and related facilities on the tower for the benefit of the community. She then reported that the updated “smart meter” proposal from HydroPro attached as **Exhibit “D”** had been approved but that HydroPro could not send the draft Master Service Agreement that would finalize everything until after they reviewed the plans and specifications for the HOA’s proposed security camera and related facilities and determined if any modifications would need to be made to the tower design, which she noted would increase the price for the tower. Ms. Scholl pointed out that HydroPro had agreed to honor all of the pricing in the updated proposal with the exception of any changes that may be necessary to the tower to accommodate the HOA’s security camera and related equipment and that Director Garcia had already reached out to the HOA to request the plans and specifications. Mr. Whalen stated that he was working to get copies of the plans and specifications and that he hoped to have something in the next few days. Mr. Whalen then asked if the residents would be notified about the new “smart meters”. Mr. Hunt confirmed that Crossroads would send general information for the “smart meters” to all customers of the District that would explain how the “smart meters” work, outline the proposed timeline for installation, and have instructions for how to set up online accounts to monitor usage and set alerts.

Ms. Scholl then stated that the Board would receive a report from the District’s engineer. Ms. Osbourne presented her report attached as **Exhibit “E”** and reviewed it with the Board. She stated that she did not have any action items to present at this time. She then reported that the sidewalk repairs that were approved by the Community Projects Subcommittee had been completed and that the contractor did a good job.

Ms. Scholl stated that the Board would next receive a report from the District’s bookkeeper and recognized Mr. Douthitt who presented the accounting report and cash activity report, attached collectively as **Exhibit “F”**, and reviewed them with the Board. He reported that the District had a budget variance of approximately \$70,000 and that about 97% of the District’s 2024 taxes had been collected. He then reviewed the fund transfers and bills and invoices that were being presented for approval, noting that the per diem to Director Alger would be voided due to absence. He then reviewed the financial statements and pointed out that water sales were up. After discussion, upon motion by Director Matto and second by Director

Garcia, the Board voted 4-0 to approve the transfers and payment of the bills and invoices, as presented, with the void noted.

Ms. Scholl then stated that the Board would receive a report from the District's general manager and utility operator and recognized Mr. Hunt who reviewed his report attached as **Exhibit "G"** with the Board. He reported that water loss was at -1.45% for the month of February, which he noted was fantastic and was during the winter averaging period. He stated that he did not have any write-offs to present. **He then reported that there had been 12 missed pickups for solid waste and recycling services, which he noted was higher than normal, and that several were cited as "unpreventables" so he would look into why that was the case.** Mr. Hunt concluded his report by stating that the annual consumer confidence report would be going out to customers soon, noting that there were new testing requirements that would be included that were not in the consumer confidence reports for prior years.

Ms. Scholl stated that the Board would next receive the attorney's report and reviewed the consultant directives report and noted that all prior directives were either complete or were in process.

Ms. Scholl then stated that the Board discuss wholesale water and wastewater service, including receiving an update on the City of Round Rock's (the "City's") wholesale rate increase and rate appeal. She provided a general update on the rate appeal and noted that the District's rate attorney testified at the recent Public Utility Commission ("PUC") meeting but that a final decision had not been reached. She stated that she would continue to keep the Board updated on the matter and pointed out that the next PUC meeting was scheduled for early May. Ms. Scholl then stated that she wanted to make a clarification to statements that she and Director Reed-Green made at the prior meeting. She stated that, during the prior meeting, she and Director Reed-Green stated that they thought there had been at least one meeting, if not more, attended by representatives of the District and the City to discuss the proposed rates prior to the filing of the rate appeal but that neither she nor Director Reed-Green were in attendance so they could not confirm the exact number of meetings that had been held. She stated that Mr. Hunt was involved in the initial discussions with the City prior to the filing of the rate appeal and requested that he confirm the number of meetings with City representatives that he attended or that he could recall took place. Mr. Hunt confirmed that he had attended at least two meetings,

and possibly a third, with the City, including one meeting with the Mayor. Discussion regarding the rate case ensued.

Ms. Scholl then stated that the last item on the agenda was for the Board to consider future meeting dates and agenda items. After discussion, the Board decided to tentatively schedule its next meeting for May 12, 2025.

There being no further business to come before the Board, the meeting was adjourned at 12:49 p.m.

[Signature page follows.]

(SEAL)



Steve Garcia, Secretary
Board of Directors

Date: May 12, 2025