

1 MINUTES OF THE MEETING OF
2 THE BOARD OF DIRECTORS OF
3 WELLS BRANCH MUNICIPAL UTILITY DISTRICT
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5

6 June 6, 2006
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8 A regular meeting of the Board of Directors was held June 6, 2006, at the Wells
9 Branch Community Center, 2106 Klattenhoff, Austin, Texas. The meeting was open to
10 the public and notice was given as required by the Texas Open Meetings Act. A copy of
11 the Certificate of Posting of the Notice is attached as Exhibit "A".
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13 Members of the Board as it was called to order are:

14	Charles R. Walters	-President
15	Donna Howe	-Vice President
16	Janet Maxey	- Secretary
17	Joy Smith	- Treasurer
18	Tom Cheshire	- Assistant Secretary-Treasurer
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21 and all of the Directors, except Director Walters, were present thus constituting a
22 quorum. Also present during the course of the meeting were Don H. Williams,
23 District manager; John Bartram and John Carlton of Armbrust & Brown, L.L.P.,
24 the District's law firm; Jimmie Bolton of 2105 Nathan Drive in the District; and
25 Cliff Avery of Gilleland Creek Press.
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27 Director Howe called the meeting to order at 6:02 p.m. There being no citizens
28 present at that time who wished to address the Board and no reports from
29 consultants, Director Howe announced that the Board would consider approval of
30 the minutes of the Board's May 16, 2006 regular meeting and May 23, 2006
31 special meeting. As the May 16, 2006 minutes were not available in the Directors'
32 packets, it was agreed that their consideration would be delayed until the June 20,
33 2006 meeting. **Director Smith moved, seconded by Director Maxey,**
34 **approval of the minutes of the May 23, 2006 special meeting, and the**
35 **motion passed unanimously.**
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37 Director Howe then announced that the Board would conduct a work session on
38 matters from Committees:
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40 **ADMINISTRATIVE COMMITTEE:** Director Howe reported that the
41 Administrative Committee had met to explore issues related to restrictive
42 covenants enforcement, but would await the arrival of Mr. Williams to begin
43 discussion with the Board.
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45 **FACILITIES COMMITTEE:** Director Smith reported she had received
46 communication from Robert Ferguson, of the District's engineering firm, about a
47 site meeting at the Hewlett-Packard facility. She stated that the computer
48 manufacturer agreed to inform the District when construction commences.

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2 Director Howe then announced that the Board would return to the item on its
3 agenda for citizen input and recognized Ms. Bolton who thanked the Board for
4 lanes at the Willow Bend Pool set aside for lap swimming during May. She stated
5 that lap swimmers requested an hour each evening at the pool for adult-only lap
6 swim. Mr. Williams, who had arrived, responded that lap swimmers could reserve
7 a lane after the pool closed to general swimming at 9 p.m. Director Maxey said that
8 usage patterns showed that a substantial number of people used the pool for
9 general swimming until 9 p.m. Discussion ensued. Director Maxey advised that the
10 Recreation Committee would review pool usage patterns during June and make
11 appropriate recommendations. *The Board directed that information about the*
12 *availability of the pool from 9 to 10 p.m. be publicized in the District's Back O' the*
13 *Bill and newsletter.*

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15 Director Howe then announced that the Board would receive a report from the
16 District manager. Mr. Williams reported that the District had experienced new
17 episodes of vandalism, and he had expanded the coverage of the District's security
18 firm. The Board discussed whether to post a telephone number to encourage
19 people to encourage reporting of acts of vandalism.

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21 The Board then returned to the Administrative Committee's report on restrictive
22 covenant matters. Mr. Bartram discussed the methods of legal enforcement. The
23 Board determined that lack of lawn maintenance, lack of improvement
24 maintenance (painting, siding, screens), dilapidated fencing, improper storage of
25 trash carts, and impermissible parking on streets negatively affected taxable values
26 in the District and, where applicable, would be enforced.

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28 Director Howe then announced that the Administrative Committee would be
29 accepting quarterly input on the District manager's performance.

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31 **FINANCE COMMITTEE:** No report.

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33 **PUBLIC SAFETY COMMITTEE:** Director Cheshire discussed the Committee's
34 desire to meet with Travis County officials on safety issues.

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36 **RECREATION COMMITTEE:** No report.

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38 The Board reviewed its summer meeting schedule and generally agreed that the
39 Board would not meet on July 4 but would meet July 18. Director Howe reminded
40 Board members about the forthcoming conference of the Capital Area Suburban
41 Exchange.

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43 At 6:59 p.m. Director Howe announced that the Board would convene in executive
44 session, as authorized by Section 551.071 of the Government Code, to receive
45 advice from the District's attorney. The Board reconvened in open session at 7:47
46 p.m., and Director Howe announced that no action was taken in executive session.

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There being no further business to come before the Board, the meeting adjourned.

Respectfully submitted:

June 20, 2006
Date

Janet Maxey, Secretary
Board of Directors
Wells Branch Municipal Utility District

(SEAL)