

1 MINUTES OF THE MEETING OF
2 THE BOARD OF DIRECTORS OF
3 WELLS BRANCH MUNICIPAL UTILITY DISTRICT
4
5

6 November 7, 2006
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8 A regular meeting of the Board of Directors was held November 7, 2006, at the Wells
9 Branch District Office and Conference Center, 3000 Shoreline, Austin, Texas.
10 The meeting was open to the public and notice was given as required by the Texas
11 Open Meetings Act. A copy of the Certificate of Posting of the Notice is attached as
12 Exhibit "A".
13

14 Members of the Board as it was called to order are:

15	Charles R. Walters	-President
16	Donna Howe	-Vice President
17	Janet Maxey	- Secretary
18	Joy Smith	- Treasurer
19	Tom Cheshire	- Assistant Secretary-Treasurer
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22 and all of the Directors were present, thus constituting a quorum. Also present
23 during the course of the meeting were Don H. Williams, District general
24 manager; John Bartram of Armbrust & Brown, LLP, the District's law firm; and
25 Cliff Avery of Gilleland Creek Press.
26

27 Director Walters called the meeting to order at 6:05 p.m. and recognized Mr.
28 Williams for the District Manager's report. Mr. Williams reported that a resident
29 had complained that when she drove past a District landscaping crew, she heard a
30 loud sound and later discovered her car was damaged. She theorized that a rock
31 had been propelled by a weedeater used by the District crew and claimed the
32 District owed her \$1,100 in repairs. *The Board referred the matter to the*
33 *Administrative Committee.*
34

35 Director Walters then recognized Mr. Bartram for a consultant report. Mr.
36 Bartram reviewed his research of Section 8 housing currently available in the
37 Austin area. He suggested that the Board might receive more information about
38 the matter if it were to submit a Public Information Act request to the Austin
39 Housing Authority. Discussion ensued. Director Walters suggested that the
40 reason the Board had asked Mr. Bartram to perform the research was to
41 determine if a disproportionate number of properties had been designated as
42 Section 8 in Wells Branch. Director Walters said that from the initial research, it
43 appeared that this was not the case, which eliminated the need for further
44 research. The Board generally concurred.
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46 The Board discussed enforcement of restrictive covenants, and *directed the*
47 *District manager to prepare a letter to property owners identified as landlords*
48 *advising them of the requirement that tenants comply with restrictive*
49 *covenants. The Board further directed that the District manager draft a letter to*

1 *distribute to renters when they apply for service.*

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3 Director Walters then announced that the Board would receive reports from
4 Committees.

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6 **ADMINISTRATIVE COMMITTEE:** Director Howe presented the Committee
7 report, attached as Exhibit "B." The Board discussed the evaluation process for
8 TexaScapes, Inc., the district's landscape contractor. Director Smith discussed the
9 process, and the Board generally agreed that the Facilities Committee should
10 meet to evaluate the contractor, with input from the District facilities manager.
11 The Board discussed the methods for evaluating the District manager, and
12 discussion ensued.

13
14 **FINANCE COMMITTEE:** The Board discussed contributions to the Capital
15 Area Suburban Exchange and directed that the matter be placed on the Board's
16 next agenda.

17
18 **PUBLIC SAFETY COMMITTEE:** Director Cheshire stated he had not received
19 response from the Travis County Sheriff's Office for a meeting on a neighborhood
20 watch.

21
22 **RECREATION COMMITTEE:** Director Maxey presented the Committee
23 report, attached as Exhibit "C." The Board generally concurred with the
24 Committee recommendations to increase the fees for constable services
25 associated with rental of District facilities to \$35 per hour for a constable. The
26 Board also generally concurred with the requirement of two constables for events
27 of more than 100 persons and allowing the District manager discretion to waive
28 the requirement for a constable as deemed appropriate. The Board discussed
29 requirements for a constable.

30
31 The Board discussed a request to use the patio of the Community Center in
32 connection with a rental. Mr. Williams explained that the District does not
33 usually rent the area, although it is available for spillover from the interior of the
34 Community Center. The Board generally declined to reserve the area for exclusive
35 use for the renter.

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37 There being no further matters to come before the Board, the meeting.

38
39 Respectfully submitted:

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41
42
43 November 21, 2006

44 Date

45 Janet Maxey, Secretary

46 Board of Directors

47 Wells Branch Municipal Utility District

48 (SEAL)