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MINUTES OF THE MEETING OF
THE BOARD OF DIRECTORS OF
WELLS BRANCH MUNICIPAL UTILITY DISTRICT

May 2, 2006

A regular meeting of the Board of Directors was held May 2, 2006, at the Wells Branch Community Center, 2106 Klattenhoff, Austin, Texas. 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".

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

Charles R. Walters	-President
Donna Howe	-Vice President
Janet Maxey	- Secretary
Joy Smith	- Treasurer
	and Assistant Secretary
Tom Cheshire	- Assistant Secretary-Treasurer

and all of the Directors, except Director Walters who arrived later, were present thus constituting a quorum. Also present during the course of the meeting were Don H. Williams, District manager; Lisa Griffin of 2900 Bernadino Cove in the District; Sol Mercado of 2300 Water Way Bend in the District; Doug and Merike Flatt of 2111 Nathan Drive in the District; Kelli Kelley of 3900 Coffee Bean Cove in the District; Tracy Eckert of 3913 Sambuca Court in the District; Jena Kokas of 3920 Coffee Bean Cove in the District; Kevin Green of 3913 Coffee Bean Cove in the District; Erica Smith of 3908 Sambuca Court in the District; Laura Thomas of 15800 Sambuca Circle in the District; Todd Redmond of 2901 Bernadino Cove in the District; Mike Howe of 14979 Doria in the District; Mindy Lewis of the Wells Branch Armada Swim Team; Jimmie Bolton of 2105 Nathan Drive in the District; and Cliff Avery of Gilleland Creek Press.

Director Howe called the meeting to order at 6:00 p.m. and announced that the Board would receive input from citizens. She recognized Ms. Lewis of the Wells Branch Armada Swim Team who presented the Board members T-shirts in thanks for the District's support of the Team. She said the Armada had registered 220 swimmers for the season, its 17th year. She presented a copy of the Armada's insurance policy, and Director Maxey presented Ms. Lewis with a copy of the draft Pool Use Agreement, attached as Exhibit "B," between the Armada and the District.

Director Walters arrived at 6:05 p.m. and presided.

Director Walters then recognized Ms. Bolton who presented a petition, attached as Exhibit "C," asking that for the month of May, the hours of 8 to 9 p.m. be set aside for adult-only lap swimming at Willow Bend Pool and that lap swimming be adult-only for the remainder of the summer.

1 Ms. Bolton further commented on the condition of the Willow Bend Pool and observed
2 that the drain in the ladies' dressing room was above the floor level, causing pooling on
3 the dressing room floor. She also complained that a lack of ventilation created an
4 uncomfortable environment in the dressing room and urged removal of Plexiglass
5 ventilation. She noted that the heating system seemed ineffective because of the
6 placement of vents.

7
8 Ms. Bolton also requested stronger enforcement of rules preventing children of opposite
9 gender accompanying parents or guardians into the dressing room. She also
10 encouraged the Board to look into solar heating for the facility.

11
12 Director Walters thanked Ms. Bolton for her input and said that the Recreation
13 Committee would look into the programming issues she raised, while the Facilities
14 Committee would look into the facility issues.

15
16 Director Walters then recognized Ms. Kelley, Ms. Platt and Ms. Eckert for input. Ms.
17 Kelley expressed concern that covenants were not being enforced in her neighborhood
18 and pointed to a leased residence on Coffee Bean Cove in which six adult individuals
19 seemed to be rooming. She noted that the residence had been painted in loud colors and
20 it was only at the insistence of the neighbors that the color scheme had been toned
21 down. She asked about the process for enforcing covenants. Ms. Flatt discussed
22 problems with speeding in the neighborhood. Director Walters discussed the District's
23 method of enforcement and said that covenant provisions regarding single-family
24 occupancy were difficult to enforce. He further noted that the District's powers did not
25 extend to streets, and as they were the County's responsibility, concerns about speeding
26 would be best addressed to the Sheriff's office. Mr. Howe, president of the Wells Branch
27 Neighborhood Association, asserted that the District could aggressively enforce
28 covenants requiring single-family occupancy or could rely on nuisance covenants to
29 address issues outside the letter of the covenants. Ms. Flatt discussed her concerns
30 about Wells Branch Elementary School including the number of students on the campus
31 and the number of students eligible for free or reduced-price lunches. The Board urged
32 her to communicate her concerns to the Round Rock Independent School District Board
33 of Trustees.

34
35 Director Walters then recognized Mr. Mercado who stated he had attempted to contact
36 the District's covenant enforcement specialist for information about his plans to enclose
37 his garage. He said that the District staff member had failed to return his calls, and he
38 had begun the conversion. Director Walters advised that Mr. Mercado needed to have
39 approval from the Architectural Control Committee, which is not a part of the District
40 operations, and that without that approval, the enclosure violated covenants. Director
41 Howe noted problems with an enclosed garage that became a death-trap for a resident
42 in a fire. Director Walters noted that copies of the covenants are available on the District
43 website. Director Walters suggested that Mr. Mercado contact Mr. Williams for more
44 information on how to proceed.

45
46 Director Walters then recognized Ms. Griffin who stated she lived near the District's
47 leash-optional dog park and urged stronger measures to prevent the dogs from
48 wandering into a drainage area adjacent to the park and next to her back yard. She said
49 that some dogs had strayed into the area, and one had jumped the fence into her yard.
50 Ms. Griffin also discussed the apparent use of the park by a greyhound club on Sunday

1 mornings. Director Howe encouraged the Recreation Committee to investigate keyed
2 access or some other limitation. She said that the park was never intended to support 20
3 dogs on a Sunday morning. *Director Smith said the Facilities Committee would*
4 *investigate the matter.*

5
6 There being no District Manager report and no consultants with reports, Director
7 Walters then announced that the Board would conduct a work session on matters from
8 Committees:

9
10 **ADMINISTRATIVE COMMITTEE:** Director Howe reported that the Committee
11 planned to review covenant enforcement measures.

12
13 **FACILITIES COMMITTEE:** Director Smith reported that the Committee had met
14 with Robert Ferguson of Murfee Engineering, the District's engineering firm, regarding
15 a possible request for a variance from impervious cover requirements for Lot 2, Block A,
16 Wells Branch Section 10-B. She reviewed correspondence related to the matter, attached
17 as Exhibit "D." It was noted that the transfer of ownership on the lot was not complete.
18 **The Committee recommendation served as a motion and second that the**
19 **Board indicate it would look favorably on a variance of up to 71 percent of**
20 **impervious cover on the lot when formally presented with such a request.**
21 **The motion passed unanimously.**

22
23 Director Smith discussed progress on the H-P Call Center planned in the District.
24 Director Walters noted that as an employee of a competitor of H-P, he will remove
25 himself from deliberation or any vote on the project.

26
27 **FINANCE COMMITTEE:** No report.

28
29 **PUBLIC SAFETY COMMITTEE:** Director Cheshire presented the Committee report,
30 attached as Exhibit "E." He noted that the District's security service would spend more
31 time around Mills Pond. Director Howe suggested the Committee may wish to review its
32 budget in light of increased patrols.

33
34 **RECREATION COMMITTEE:** Director Walters delivered the Committee Report,
35 attached as Exhibit "F." **The Committee recommendation served as a motion**
36 **and second to approve the Youth Center summer hours as**
37 **1 to 8 p.m. Monday through Thursday; 2 to 10 p.m. Friday and Saturday and**
38 **2 to 8 p.m. Sunday. The motion passed unanimously.**

39
40 **The Committee recommendation served as a motion and second to trade a**
41 **surplus tractor for a corn roaster envisioned for use in conjunction with the**
42 **District's July Fourth celebration and other District events. The motion**
43 **passed unanimously. The Board, noting that an alternate vendor would be used for**
44 **food for the celebration, directed the District manager not to slave over a hot grill for**
45 **the Fourth of July and instead enjoy the day.** Director Smith opined that the food
46 offering should include hot dogs.

47
48 Director Walters then opened the floor for announcements by Board members. Director

1 Howe discussed the forthcoming Capital Area Suburban Exchange orientation for new
2 board members, scheduled for May 25 at the Wells Branch Community Center.

3
4 The Board then discussed its summer meeting schedule and generally agreed that the
5 Board would not meet on July 4.

6
7 There being no further business to come before the Board, the meeting adjourned at
8 8:17 p.m.

9
10 Respectfully submitted:

11
12
13 May 16, 2006

14 Date

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

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19 (SEAL)