

April 8<sup>th</sup>, 2021

The Board of Directors of Anderson Mill Limited District of Williamson and Travis Counties, Texas convened a regular Board Meeting open to the public via video/telephonic conference at 7:30 pm on Thursday, April 8th, 2021. Notice of time, place and subject of the meeting were posted at the places and times as required by law.

**Agenda Item 1: Call to Order, Invocation, and Roll Call**

Director Ottenbacher called the board meeting to order at 7:30 pm and Director Morgan gave the invocation. Courtni Whetsell called role. Directors present: Directors' Grampp, Chaney, Ottenbacher, and Morgan. Director Kiracofe arrived at 7:35 PM. Also, in attendance were Greg Williams, Paul Hermesmeier, Andrew M Edge, Mark McKinney, Dustin Y, David, Drew Castillo, Zach Evans, and Eden Salazar.

**Agenda Item 2: Citizen Communication**

None.

**Agenda Item 3: Q1 FY2020/2021 Review**

Director Morgan shared three item changes from the Q1 FY2020/2021 Review that decreased the budget item. Director Morgan made a motion to approve the changes. It was seconded by Director Grampp. The motion carries.

**Agenda Item 4: Discuss and take appropriate action for the Williamson County Security Contract**

Greg Williams shared with the Board two contracts with Williamson County regarding hourly rates for the use of officer vehicles and the officer hourly rate. Mr. Williams shared the staff recommendation to add 30 additional hours per month for tours of the District. Director Kiracofe referenced the recent activity in the District and shared that he felt more security is necessary for the District. Director Ottenbacher motioned to approve the changes. It was seconded by Director Morgan. The motion carries.

**Agenda Item 5: Discuss and take appropriate action for the Barracudas Swim Team Contract**

Mr. Williams shared with the Board the new contract with the Barracudas Swim Team, stating that it has the same terms as the previous contract, with a change in dates. Director Morgan motioned to approve the changes. It was seconded by Director Chaney. The motion carries.

**Agenda Item 6: Pool Facilities Update**

Mr. Williams shared an update on pool facilities with the Board. He stated that electricians will be working next week and that repairs are nearly completed at El Salido Pool. Director Ottenbacher asked if vents would be installed during repairs. Mr. Williams stated that vents would be installed while the roof is being repaired.

Mr. Williams shared that Anderson Mill Pool requires repairs to the masonry of the pool house and could not provide an estimated date for it to fully open. He stated that he would continue to keep the Board updated as he gets more information. Director Kiracofe shared that the ceilings at El Salido Pool house looked great and commended Mr. Williams for keeping in regular contact with contractors to

reopen pool facilities quickly. Director Chaney asked if there would be time for a possible remodel of the El Salido Pool house before the Summer season. Mr. Williams stated that a remodel would require more time for planning, and could possibly happen in Q4/21 – Q1/22.

#### **Agenda Item 7: Reports**

##### **a. Board Officers:**

- a. **Director Ottenbacher-** Shared with the Board that crowbars are being used to break into communal mailboxes. Director Chaney asked if Mr. Williams could follow up on debris gathered behind the CVS or the property owner. Director Morgan stated that the property is not District Property.
- b. **Director Morgan-** Shared that he continues to get updates from Mr. Williams and has been working with him regarding bank transfers for the District.
- c. **Director Grampp-** Shared that the Senior Center would like to open in a limited capacity in June. It may possibly only admit members who have proof of vaccination. Director Ottenbacher asked if the District could be sued for a member contracting COVID19, to which Mr. Evans replied no.
- d. **Director Chaney-** Shared that he would like an updated list of Goals and Objectives as discussed at the previous Board of Directors Workshop.

- b. **District Manager Report:** Mr. Williams shared that another employee received a positive COVID19 test. Mr. Williams shared that the employee has been in quarantine and that he has confirmed with Mr. Evans about current employer requirements regarding COVID19 protocols.

##### **c. Deed Restriction Report:**

Mr. Williams shared an update on deed restriction violations in the District. He shared that 100 locations have been identified with violations. Of those, 53 have been corrected. He shared that he sent out 28 letters in the month of March, of which 11 have been cleared and two have contacted with plans for removal. Currently there are 47 violations remaining, 23 of which are trailers, 11 dealing with debris in yard, 3 for having portable pods, and 3 for vehicle abatement. Director Grampp asked about the process when an employee cannot make tours. Mr. Williams said that not much is missed since employees tour the District much more regularly. Director Kiracofe inquired about Central Waste picking up bagged debris during bulk pick-up. Mr. Williams stated that they pick up a certain amount but are limited in what they can take in a single pick-up.

##### **d. Security Report:**

None.

##### **e. Cash Distribution Report:**

Director Grampp made a motion to approve the March 2021 cash disbursements. It was seconded by Director Morgan. The motion carried.

##### **f. Investment Report:**

Director Morgan shared that the fund is holding its own. Director Kiracofe stated that there are not currently many new opportunities for investments.

**g. Approval of Minutes Mar 11, 2021, Mar 27, 2021**

Director Grampp motioned to approve the March 11, 2021 BOD Meeting minutes. It was seconded by Director Ottenbacher. The Motion carried. The Directors tabled the approval of the March 27 BOD Workshop minutes until the next Board Meeting.


At 8:14 PM Director Kiracofe stated that the Board Members, Mr. Williams, and legal counsel would enter an executive session to discuss the status of ongoing litigation regarding deed restriction violation at 9800 Meadowheath. The Board Members returned from their executive session at 9:11 PM. No decisions were made, or actions taken.

**Agenda Item 8: Director requests for future agenda items.**

None.

**Agenda Item 9: Set date and time of the next meeting. Adjourn.**

Director Kiracofe set the date and time of the next regular board meeting for Thursday, May 13th, 2021 at 7:30 pm. There being no further business to come before the Board, a motion was made to approve the date and time for the next regular board meeting and adjourn by Director Ottenbacher, seconded by Director Morgan. The motion carried. The meeting adjourned at 9:14 pm.



C. Fred Grampp, Secretary

6-18-21

approved Date approved by Board  
5-27-21 CWR