

MINUTES OF MEETING
OF
BOARD OF DIRECTORS

June 4, 2024

THE STATE OF TEXAS §
COUNTY OF HARRIS §
BRIDGESTONE MUNICIPAL UTILITY DISTRICT §

The Board of Directors (the "Board") of Bridgestone Municipal Utility District (the "District") met in regular session, open to the public, at the Operations and Water Education Center, 19720 Kuykendahl Road, Spring, Texas, its regular meeting place within the boundaries of the District, on Tuesday, June 4, 2024, at 6:00 p.m.; whereupon, the roll was called of the members of the Board, to-wit:

Johnny Pack	President
Joe Marks	Vice President
Nancy Woollard	Secretary
Michael Crayton	Assistant Secretary
Martha Velazquez	Treasurer

All Directors were present, except Director Velazquez, thus constituting a quorum. Also attending the meeting were: Mr. Jon Polley, attorney, and Ms. Alison Miller, paralegal, of Polley Garza PLLC ("PG"), attorneys for the District; Mr. Danny Staab of Water District Management Company, Inc. ("WDM"), operators for the District; and Mr. Ron Schkade, general manager for the District. Director Velazquez monitored the Board meeting via telephone conference.

Several members of the public and/or residents of the District were also present at the meeting. A copy of the public sign-in sheet is attached as an exhibit hereto.

WHEREUPON, the meeting was called to order and evidence was presented that public notice of the meeting had been given in compliance with the law. The posted notices of the meeting are attached hereto.

PLEDGES OF ALLEGIANCE TO UNITED STATES AND TEXAS FLAGS

Director Pack led the meeting attendees in the Pledges of Allegiance to the United States and Texas flags.

PUBLIC COMMENT

Ms. Martha Gutierrez, resident of the District, addressed the Board and asked why she has not received a response to her previous question regarding who invited the Constables to the May 15th canvassing/special Board meeting. Mr. Schkade stated he responded to Ms. Gutierrez via email and Ms. Gutierrez stated that did not provide her with the information she requested. Mr. Polley noted the District is not required to provide oral or written responses to public comments. Director Pack stated he has already answered Ms. Gutierrez's question.

Ms. Pauline Casey, resident of the District, addressed the Board regarding the fence on

River Shadows at the end of the cul de sac. Mr. Schkade stated that item is on tonight's agenda for discussion.

Ms. Tomi Burgess, resident of the District, addressed the Board regarding the Bridgestone MUD park and food trucks.

REGULAR AGENDA

GENERAL MANAGER'S REPORT

Mr. Schkade reviewed the general manager's report with the Board. Mr. Schkade reminded the Board that the Bridgestone homeowners association has requested the District replace the current solid fence on River Shadows with a pass through fence to allow pedestrian traffic if necessary. Discussion ensued regarding the fence request.

Upon motion by Director Marks, seconded by Director Woollard, after full discussion and the question being put to the Board, the Board voted two (2) votes in favor, one (1) vote opposed, with Director Pack voting in opposition and Director Crayton abstaining, to install a pass through fence at the cul de sac on River Shadows. The motion failed due to lack of a majority vote.

Directors Pack and Velazquez stated they would like more information on the request before further consideration.

Mr. Schkade next presented three (3) bids for security cameras at the Bridgestone MUD park, and suggested award of the bid to the low bidder, PTZ, in the amount of \$98,500.00. Mr. Schkade also suggested approval of the bid from NTS to do the electrical work in order for PTZ to install the cameras, in the amount of \$47,250.00. Mr. Polley asked if Mr. Schkade obtained three (3) bids for the electrical work. Mr. Schkade stated he did obtain three (3) bids and NTS was the lowest bidder. Upon motion by Director Crayton, seconded by Director Woollard, after full discussion and the question being put to the Board, the Board voted unanimously to award the bid for security cameras to PTZ, in the amount of \$98,500.00 and award the bid for electrical work to NTS in the amount of \$47,250.00.

Mr. Schkade then reviewed bids for equipment to enable virtual attendance of Board meetings. Mr. Schkade stated the low bidder came in at \$160,000.00. Discussion ensued regarding equipment for virtual meetings and the Board concurred to have Mr. Schkade obtain additional pricing information.

LANDSCAPE ARCHITECT'S REPORT

Director Crayton stated construction of the Bridgestone MUD park is going well but rain has pushed the schedule back. Director Pack stated he wants to ensure the park is 100% complete before opening to the public.

RECREATIONAL FACILITIES REPORT

Director Crayton stated he has nothing to report on the veteran's honor ring.

The Board discussed conveyance of the seven (7) lots in the Bridgestone subdivision to the Bridgestone homeowners association. The Board concurred to table any further action on the

matter.

RESOLUTION ESTABLISHING RULES AND REGULATIONS GOVERNING USE OF DISTRICT PARKS AND RECREATIONAL FACILITIES ("RESOLUTION")

The Board concurred to defer approval of the Resolution to allow for further review by the Board.

RULES OF MEETING CONDUCT, INCLUDING USE OF ROBERT'S RULES OF ORDER

Director Pack stated he has had discussions regarding the use of Robert's Rules of Order during District Board meetings, as well as the use of the consent agenda. Director Pack stated his intention is to be as transparent as possible for the public. Director Velazquez stated if the Board continues to use the consent agenda, she wants to ensure the consultant reports are being posted on the District's website. Upon motion by Director Crayton, seconded by Director Marks, after full discussion and the question being put to the Board, the Board voted unanimously to implement the use of Robert's Rules of Order and continue use of the consent agenda.

PREPARATION OF MEETING MINUTES

Director Velazquez stated the Board previously decided to include the bare minimum information in the meeting minutes but she thinks it is important to have enough information included in the meeting minutes so that someone that did not attend the Board meeting can understand what occurred. Mr. Polley stated he does not think much has changed from the way the minutes were previously prepared, and the legal requirement for meeting minutes is to include the topics discussed and any action that was taken. Mr. Polley stated he does not have any issues with including more details if the Board would like, but a decision was voted on by a previous Board to not make any changes to the draft minutes unless something was erroneously stated. Director Crayton stated the reason the minutes were changed was to cut down on Directors requesting their personal opinions and remarks be included in the minutes and requesting multiple revisions. Director Woollard stated she would like to review past minutes and compare to more recent minutes prior to further discussion.

REVISIONS TO POLICY CREATING DIRECTOR-CONSULTANT LIAISON COMMITTEES; DEFINING COMMITTEE AUTHORITY; AND AUTHORIZING LIMITED PURCHASING POWER

Director Pack stated he would like the Board to be as efficient as possible and every time a Director speaks with a consultant it costs the District money. Mr. Schkade stated the liaison system can be a good thing but it can also be overdone with discussions in between Board meetings. Director Pack stated he would like any Director to feel like they can speak to a consultant if they would like to in between Board meetings. Upon motion by Director Marks, seconded by Director Woollard, after full discussion and the question being put to the Board, the Board voted three (3) votes in favor and one (1) vote opposed, with Director Crayton voting in opposition, to terminate the Policy Creating Director-Consultant Liaison Committees; Defining Committee Authority; and Authorizing Limited Purchasing Power, effective immediately.

Director Crayton stated he thinks it would be a good idea to keep the liaison policy because it allows the consultants to communicate with the Board effectively and allows each Director to be as active as you want to be.

FUNDING BY THE DISTRICT FOR BRIDGESTONE GREENWAYS CONSERVANCY, INC. ("BGC")

Director Pack stated he is not against the BGC but he would like to know more about the work the BGC does before spending any more District money on the organization. Upon motion by Director Marks, seconded by Director Woollard, after full discussion and the question being put to the Board, the Board voted three (3) votes in favor and one (1) vote opposed, with Director Crayton voting in opposition, to discontinue any further District spending on behalf of the BGC.

REVISIONS TO RESOLUTION ADOPTING POLICY AND PROCEDURES REGARDING AGENDAS (THE "AGENDA POLICY")

Director Park asked for clarification on the Agenda Policy and requirements for posting meeting agendas. Mr. Polley stated law requires an agenda be posted no less than 72 hours in advance of a Board meeting. Mr. Polley explained the District's Agenda Policy requires Directors to request agenda items at least seven (7) calendar days prior to a Board meeting and the agenda be posted five (5) calendar days prior to the Board meeting. Director Pack stated he is comfortable with agenda item requests being required (7) calendar days prior to a Board meeting. Mr. Polley suggested revising the Agenda Policy to allow the Board President to approve adding agenda items or amending the agenda within seven (7) calendar days before a meeting. Director Pack asked Mr. Polley to revise the policy accordingly.

REGULAR BOARD MEETING SCHEDULE

Director Pack suggested going back to one (1) regular Board meeting per month, with special Board meetings scheduled as needed. Upon motion by Director Woollard, seconded by Director Marks, after full discussion and the question being put to the Board, the Board voted three (3) votes in favor, with Director Crayton abstaining, to hold one (1) regular Board meeting per month on the third Tuesday of the month at 6:00 p.m.

PUBLIC COMMENT

Ms. Burgess asked the Board how the unbilled security fee matter is being addressed. Mr. Schkade stated he will look into the matter.

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

PASSED, APPROVED AND ADOPTED this 16th day of July, 2024.




Secretary, Board of Directors