

**NOTICE OF MEETING OF THE BOARD OF DIRECTORS OF
THE MEADOWS AT CHANDLER CREEK MUNICIPAL UTILITY DISTRICT**

**TO: THE BOARD OF DIRECTORS OF THE MEADOWS AT CHANDLER CREEK
MUNICIPAL UTILITY DISTRICT AND TO ALL OTHER INTERESTED PERSONS:**

Notice is hereby given that the Board of Directors of The Meadows at Chandler Creek Municipal Utility District will convene in a regular Board meeting on **TUESDAY, August 19, 2025, at 5:30 P.M.** at the Meadows at Chandler Creek Homeowners Association (the "HOA") **Pool House Meeting Room**, 2112 Agarita Trail, Round Rock, Texas 78665 at which time the Board will consider and take appropriate action on the below matters:

1. Roll Call of Board of Directors
2. Citizen Communications* (limited to 3 minutes per person)
3. Landscaping Maintenance
 - a. Report on the maintenance of the District's Park, Open Spaces and Nature Trail and authorize any repairs, maintenance, or other work deemed necessary by District's Landscaper;
 - b. Discussion and possible action on landscape contract addendum with ECOSystems Landscaping Services;
4. Financial Report
 - a. Report on interim invoices approved by Budget Committee, including the payment of bills and invoices;
 - b. Quarterly Investment Report;
 - c. Directors' fees;
5. Communication Report
 - a. Website matters and District Newsletter;
 - b. District Events, including:
 - i. Independence Day in the Park
 - ii. Christmas in the Park
6. Minutes of the July 15, 2025, regular Board of Directors meeting
7. General Manager's Report and Possible Action Items
 - a. Report on the operation of the District's facilities and open spaces, including the District's park and trail; Detention, Water Quality, and Drainage maintenance, and authorize any repairs, maintenance, or other work deemed necessary;
 - b. Discussion and possible termination of Swell Janitorial Group;
 - c. Stormwater System Report: Stormwater facilities violations, stormwater facility maintenance, status of Stormwater Inlet Watch Program within the District;
8. Old Business, including:
 - a. Security Systems Report;
 - b. The Meadows at Chandler Creek HOA activities;
 - c. Supplemental reports from District Directors, if any;

**NOTICE OF MEETING OF THE BOARD OF DIRECTORS OF
THE MEADOWS AT CHANDLER CREEK MUNICIPAL UTILITY DISTRICT**

9. New Business, including:
 - a. Renew Insurance Policies (10/1/25) W.I.N. Arthur J. Gallagher & Co. Waterworks Insurance Network;
 - b. Budget for the fiscal year ending September 30, 2026, including resolution regarding same;
 - c. Discussion and possible action on proposals for General Management services for the District;
 - d. Consider report from the District's Financial Advisor on the proposed 2025 tax rate;
 - e. Record vote on proposed 2025 tax rate;
 - f. Call public hearing for the proposed 2025 tax rate;
 - g. Authorize publication of notice of hearing on proposed 2025 tax rate;
 - h. Discussion and possible action on military colors plaque;
 - i. Resolution amending Manager's Account Policy;
 - j. Discussion and possible action on fraudulent postings within the District, including authorizing a Cease and Desist Letter, if required;
 - k. Replacement Air Conditioning unit for main Communications Room;
 - l. Discussion and possible action on electricity provider for the District;
 - m. District pavilion reservation plan;
 - n. Discussion and possible action on phone service provider, including possible action to retire the District's iPads
 - o. Discussion and possible action on contract with cleaning company, including authorization of a letter of termination to current cleaning company
10. Engineer's Report and possible action items
 - a. General Engineering Services, including general updates and presentation of relevant proposals;
 - b. Detention, Water Quality, and Drainage Maintenance;
 - c. MS4 Operations;
 - d. Meadows at Chandler Creek Park Issues;
 - e. Chandler Creek Section 10 Park Improvements;
11. Attorney's Report
12. Future agenda items
13. Set date for next meeting (September 16, 2025)
14. Adjourn

*Persons wishing to speak during Citizen Communications must sign up to speak at least 5 minutes prior to the beginning of the meeting.

The Board of Directors may go into Executive Session, if necessary, pursuant to the applicable section of Subchapter D, Chapter 551, Texas Government Code, of the Texas Open Meetings Act, on any of the above matters. No final action, decision, or vote will be taken on any subject or matter in Executive Session. The District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request.