

MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

ROUND ROCK MUNICIPAL UTILITY DISTRICT NO. 1 §

The Board of Directors (the "Board" or the "Board of Directors") of Round Rock Municipal Utility District No. 1 (also sometimes referred to herein as the "District") met in special session, open to the public, at 1209 N. Interstate 35 Frontage Road, Round Rock, Texas 78664, at a designated office of the District on September 9, 2021 at 8:00 a.m. The roll was called of the members of the Board to-wit:

Mitchell Schwartz	President
William James Mosley	Vice President
Dwain K. Halm	Secretary
Tim B. Agee	Treasurer/Asst. Secretary
Moses Kim	Asst. Secretary

All members of the Board were present at the commencement of the meeting except for Director Schwartz. All directors present at the time votes were taken voted on all items that came before the Board. Also present were Ross Martin and Vicki Hahn (Attorney and Paralegal, respectively) with Winstead PC ("Winstead"), District and Bond Counsel for the District; Ronja Keyes of Inframark, the potential General Manager of the District, Justin Taack of Bott & Douthitt, PLLC, bookkeeper for the District, Ronnie Moore of Carlson, Brigance & Doering, Inc. ("CB&D"), engineers for the District and Pat Murphy with the KB Home Lone Star, Inc., the developer of the District.

The meeting was called to order, and evidence was presented that public notice of such meeting had been given as required by law.

1. The Board called for public communications and comments however, none being heard, the Board moved on to the next item of business.

2. The Board confirmed receipt of the Minutes from the August 12, 2021 special Board meeting and upon motion by Director Halm, seconded by Director Mosley, said minutes were unanimously approved.

3. The Public Hearing on the District's 2021 Tax Rate was opened. Mr. Ross noted that notice of such hearing, was publically published and posted as required by law. No persons were present to address the Board during the public hearing. Upon motion by Director Halm, seconded by Director Agee and unanimously carried, the public hearing was adjourned.

4. Mr. Taack next reviewed the proposed Operating Budget for the upcoming fiscal year of October 1, 2021 to September 30, 2022. Following such discussion, upon motion by Director Agee, seconded by Director Mosley and unanimously carried, the Board adopted the Resolution Adopting Operations Budget and authorized signature thereon..

5. Following approval of the District's operating budget for the upcoming fiscal year, the Board reviewed the proposed Order Setting Tax Rates for 2021. Upon motion by Director Halm, seconded by Director Moses and unanimously carried, the Board approved said Order Setting Tax Rates for 2021 and authorized signature thereon.

6. Mr. Murphy updated the District on the status of development. He noted that there are model homes open to the public. 54 homes have been sold. There are 282 KB Homes' lots that they will start building on in the middle of October. They are hoping to be ready to issue bonds next year.

7. Mr. Ronnie Moore presented his engineering report. He noted that he has the following invoices that need approval:

(a) Salerno Phase 1 – Streets, Storm Drainage, Water, Detention Pond, Wastewater, Landscaping, Erosion Control, Lot Grading, Gas and Electric Improvements, we have the following:

Payment Request No. 22 - \$ 71,960.60

Payment Request No. 23 - \$ 82,992.69

Upon motion by Director Halm, seconded by Director Agee and unanimously carried, the Board approved the above payment requests.

(b) Salerno Phase 2 – Streets, Storm Drainage, Water, Detention Pond, Wastewater, Landscaping, Erosion Control, Lot Grading, Gas and Electric Improvements, we have the following:

Payment Request No. 2 - \$ 2,727.00

Payment Request No. 3 - \$ 193,387.50

Payment Request No. 4 - \$ 448,537.50

Upon motion by Director Halm, seconded by Director Mosley and unanimously carried, the Board approved the above payment requests.

(c) Salerno Phase 3 – Streets, Storm Drainage, Water, Detention Pond, Wastewater, Landscaping, Erosion Control, Lot Grading, Gas and Electric Improvements, we have the following:

Payment Request No. 2 - \$ 21,600.00

Payment Request No. 3 - \$ 166,831.20

Payment Request No. 4 - \$ 144,076.05

Upon motion by Director Halm, seconded by Director Mosley and unanimously carried, the

Board approved the above payment requests.

(d) Salerno Phase 4 – Streets, Storm Drainage, Water, Detention Pond, Wastewater, Landscaping, Erosion Control, Lot Grading, Gas and Electric Improvements, we have the following:

No action items at this time

Upon motion by Director Halm, seconded by Director Mosely and unanimously carried, the Board accepted the Engineering Report.

8. With regard to the Jonah Water Special Utility District and the City of Round Rock customer billing arrangements, there were no updates.

9. Mr. Taack with Bott & Douthitt gave his accounting report dated September 9, 2021. He stated that all he needs is approval to pay: (i) the director fees for attending the last Board Meeting, and (ii) Bott & Douthitt's fees. Mr. Taack also noted that he had to cut a check to the Williamson County Tax Assessor/Collector for over collected 2020 property taxes. Upon motion by Director Halm, seconded by Director Mosley and unanimously carried, the Board approved the bookkeeping report and items (i) and (ii) above.

10. The Board determined that the next meeting would be in November.

There being no further business to conduct, Director Mosley moved that the meeting be adjourned, which motion was seconded by Director Moses, and unanimously approved, and the Board adjourned until the next scheduled meeting date.

APPROVED AND ADOPTED on November 11, 2021.



Dwain K. Halm, Secretary

Board of Directors

Round Rock Municipal Utility District No. 1

