

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 April 13, 2022, and 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. All Directors present at the time votes were taken voted on all items that came before the Board. Also present were Matt McPhail, attorney, and Vicki Hahn, paralegal, with Winstead PC, General Counsel and Bond Counsel for the District; Justin Taack of Bott & Douthitt, PLLC, bookkeeper for the District; Ronnie Moore of Carlson, Brigance & Doering, Inc. ("CB&D"), engineer for the District; Ronja Keyes of Inframark, LLC ("Inframark"), operations firm for the District and Pat Murphy with 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 February 17, 2022 special Board meeting and upon motion by Director Agee, seconded by Director Mosley, said minutes were unanimously approved.

3. The Board next reviewed a letter dated April 13, 2022 from the Board Secretary confirming that the candidates in the upcoming May 7, 2022 director's election (William James Mosley, Dwain K. Halm and Moses Kim) were unopposed. The Board next reviewed an Order Declaring Unopposed Candidates Elected and Canceling Election, and upon motion by Director Schwartz, seconded by Director Mosley and unanimously carried, the Board approved such Order

and canceled the election as authorized by the Section 5.003, Texas Election Code. It was noted that the four-year term of office for the newly declared elected directors would commence on May 7, 2022.

4. After a discussion and upon motion by Director Agee, seconded by Director Mosley and unanimously carried, the Board confirmed execution of the Statement of Officer Forms and Oaths of Office for the re-elected directors and approved the following slate of officers:

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

5. Mr. Murphy updated the Board on the status of development in the District, noting they are closing on the first home this month and the average price of the home is \$125,000 over pro forma. He also noted that they received the permit for Phase 5. In addition, they will be closing approximately 200 to 250 homes per year. Mr. Murphy stated that he has had preliminary discussions with the City of Round Rock regarding the need to increase the cap on the bonds. Mr. Murphy is expecting to issue a bond in the summer. The City of Round Rock was very understanding and understood that prices for building materials and labor have increased. In addition, he noted that it is taking approximately 8 months to build a home.

6. Mr. Moore presented and briefly discussed the following Change Orders and Payment Applications for which CB&D recommended approval, and upon motion by Director Schwartz, seconded by Director Halm and unanimously carried, the Board approved all Pay Applications and Change Orders, as reflected in the Engineering Report, and included herein.

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

With respect to Salerno Phase 2, Mr. Moore mentioned that Phase 2 is essentially complete.

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

Payment Request No. 13	\$ 132,073.88
Payment Request No. 14	\$ 331,747.00
Payment Request No. 15	\$ 85,500.00

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

Change Order No. 2	\$ 895,388.10
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Payment Request No. 3	\$ 227,918.70
Payment Request No. 4	\$ 222,613.20
Payment Request No. 5	\$ 286,371.90
Payment Request No. 6	\$ 27,544.50
Payment Request No. 7	\$ 570,371.49

(d) Salerno Phase 6 – Streets, Storm Drainage, Water, Detention Pond, Wastewater, Landscaping, Erosion Control, Lot Grading, Gas and Electric Improvements:

Payment Request No. 1	\$ 176,657.40
Payment Request No. 2	\$ 27,495.00

(e) Salerno Phase 8 – Streets, Storm Drainage, Water, Detention Pond, Wastewater, Landscaping, Erosion Control, Lot Grading, Gas and Electric Improvements:

Payment Request No. 1	\$ 38,015.44
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7. Mr. McPhail explained that Andre Ayala was not available to attend the meeting but requested that Mr. McPhail inform the Board that Mr. Ayala is waiting for the Williamson Appraisal District to send the preliminary certified values for tax year 2022. These preliminary values will come in April (usually at the very end). Once he receives those preliminary values, the District can determine the potential Road Bond amount to be issued in the summer of 2022.

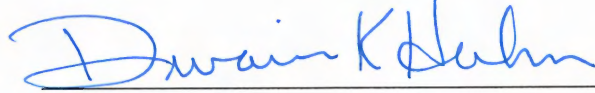
8. Mr. Taack with Bott & Douthitt presented an Accounting Report dated April 13, 2022. Mr. Taack explained that he has been having a lot of issues with PNC Bank and requested that the Board move the District's bank accounts from PNC Bank to ABC Bank. In support of his request, he noted that PNC is charging a monthly fee of over \$100 per month as well as making it difficult to get money transferred between accounts. Upon motion by Director Schwartz, seconded by Director Halm and unanimously carried, the Board approved the move from PNC Bank to ABC Bank. Mr. Taack then presented the Accounting Report and noted that he needs approval of director and vendor payments as well as accounting and operating fees. Upon motion by Director Mosley, seconded by Director Agee and unanimously carried, the Board approved the Accounting Report and the expenditures as set forth therein.

9. Ms. Keyes of Inframark then presented the Board with an Operations Report. She questioned whether the District will be hiring landscapers. Per Mr. Murphy, the landscaping for the District will be handled through the HOA so there is no need to hire a landscaper for the District. Ms. Keyes also presented the Board with a letter setting forth an increase in Inframark's fees based on the Consumer Price Index Increase of 4.198%. This increase is part of the existing agreement with Inframark so the increase in fees does not required Board approval. Upon motion by Director Schwartz, seconded by Director Halm and unanimously carried, the Board accepted the General Manager's Report.

10. The next meeting date is scheduled for Wednesday, May 11, 2022, and there being no further business to conduct, Director Agee moved that the meeting be adjourned, which motion was

seconded by Director Kim, and unanimously approved, and the Board adjourned until the next scheduled meeting date.

APPROVED AND ADOPTED on May 11, 2022.



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Dwain K. Halm, Secretary  
Board of Directors  
Round Rock Municipal Utility District No. 1

