

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 ("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 May 11, 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, except Directors Schwartz and Mosley. 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, Brigrance & Doering, Inc. ("CB&D"), engineer for the District; Makenzi Scales 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 reviewed the results of the District's May 7, 2022 elections as provided by the Williamson County Elections office. It was noted that the results would become final once canvassed by the Board. Next the Board reviewed an Order Declaring Results and Canvassing Utility Bond Election, Utility Refunding Bond Election, Road Bond Election, and Road Refunding Bond Election; and upon motion by Director Agee, seconded by Director Halm and unanimously carried, the Board approved said Order and additionally authorized said Order to be filed in the Williamson County Clerk's office and also with the Texas Commission on Environmental Quality ("TCEQ").

3. The Board next considered adoption of an Amended District Information Form to reflect the bond capacity authorized through the District's May 7, 2022 elections. Upon motion by Director Halm, seconded by Director Kim and unanimously carried, the Board approved the Amended District Information Form as presented and authorized the District's legal counsel to record same with Williamson County and the Texas Commission on Environmental Quality.

4. The Board confirmed receipt of the Minutes from the April 13, 2022 special Board meeting and upon motion by Director Agee, seconded by Director Halm, said minutes were unanimously approved.

5. Mr. Murphy had no developer update this month.

6. Mr. Moore presented and briefly discussed the following completion and bid documents as reflected in the CB&D Engineering Report and summarized below:

(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 noted that Salerno Phase 2 is complete and recommended acceptance by the Board. Upon motion by Director Halm, seconded by Director Agee and unanimously carried, the Board accepted completion of Phase 2.

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

There are no action items this month.

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

There are no action items this month.

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

There are no action items this month.

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

There are no action items this month.

(f) Salerno Phase 5 and Phase 14 – Streets, Storm Drainage, Water, Detention Pond, Wastewater, Landscaping, Erosion Control, Lot Grading, Gas and Electric Improvements:

On February 8, 2022, sealed bids were opened for the construction of Salerno Phase 5 and Salerno Phase 14. Three bids were received. Patin Construction had the lowest bid and Mr. Dunn recommended awarding the contract to Patin Construction.

Action Items:

Upon motion by Director Halm, seconded by Director Agee and unanimously carried, the Board acknowledged CB&D's recommendations and awarded the bid for Salerno Phase 5 and Salerno Phase 14 for Streets, Storm Drainage, Water, Detention Pond, Wastewater, Landscaping, Erosion Control, Lot Grading, Gas and Electric Improvements to Patin Construction.

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

7. Mr. McPhail stated that he had no further updates with respect to the proposed Series 2022 Road Bonds or Series 2022. Utility Bonds other than noted above. Mr. Dunn stated that the District's Financial Advisor rendered his opinion on the amount of the bond to be released so the District is well on its way to issuing a Road Bond. Once the Road Bond is complete, CB&D and the Financial Advisor will focus on the Utility Bond.

8. Mr. Taack with Bott & Douthitt presented an Accounting Report dated May 11, 2022. Mr. Taack then presented the Accounting Report and noted that he needs approval of director and vendor payments as well as the fund transfers noted in his report. Upon motion by Director Agee, seconded by Director Halm and unanimously carried, the Board approved the Accounting Report and authorized the payment expenditures as set forth therein.

9. Ms. Scales of Inframark then presented the Board with an Operations Report. She noted that Inframark had drafted Rules and Regulations with respect to Erosion and Sedimentation Controls ("Erosion Controls") and would like to implement those as soon as possible. She requested that Mr. McPhail review the Erosion Controls and present the finalized Erosion Controls to the Board for approval at the next Board Meeting. Upon motion by Director Agee, seconded by Director Kim and unanimously carried, the Board accepted the General Manager's Report.

10. The next meeting date was scheduled for Wednesday, June 8, 2022. There being no further business to conduct, Director Agee moved that the meeting be adjourned, which motion was seconded by Director Halm, and unanimously approved, and the Board adjourned until the next scheduled meeting date.

APPROVED AND ADOPTED on June 8, 2022.



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

