

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, a designated office of the District on June 8, 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; 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. In addition, Andre Ayala, the District's Financial Advisor attended the meeting via telephone.

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

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

2. Meeting Minutes: The Board confirmed receipt of the Minutes from the May 11, 2022 special Board meeting and upon motion by Director Halm seconded by Director Mosley, said minutes were unanimously approved.

3. Developer Update: Mr. Murphy stated that the developer has closed on approximately half of the property in the District with the other half expected to close in August.

4. Engineering Report: Mr. Moore presented the CB&D Engineering Report and noted that he had no action items and no updates for Salerno Phases 3, 4, 5, 6, 8 and 14 for this Board meeting.

With respect to Phases 7 and 11, bids are to be opened for 150 lots on June 9th and with respect to Phase 15, bids are to be opened for 32 lots on June 30th.

5. Accounting and Cash Activity Report: Mr. Taack with Bott & Douthitt presented an Accounting Report dated June 8, 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 Halm, seconded by Director Schwartz and unanimously carried, the Board approved the Accounting Report and authorized the payment expenditures as set forth therein.

6. Operations Report: Ms. Scales of Inframark then presented the Board with an Operations Report. She noted that Inframark had presented draft Rules and Regulations with respect to Erosion and Sedimentation Controls (“Erosion Controls”) in last month’s meeting and that the District’s attorney Matt McPhail had reviewed and revised the document. It was noted that KB Homes is the only builder in the District and that they have rules that they enforce with respect to erosion controls as well. After review of the final Erosion Controls and upon motion by Director Halm, seconded by Director Agee and unanimously carried, the Board approved the Erosion Controls and gave Inframark the authority to fine for non-compliance. The discussion then turned to ponds in the District. Ms. Scales requested a map depicting the pond locations. Mr. Murphy stated that he would send her a copy.

7. Formal Request to Williamson Central Appraisal District for Certified Tax Roll: Mr. McPhail explained that the District needs the certified tax roll in order to prepare the yearly tax documents. Upon motion by Director Halm, seconded by Director Mosley and unanimously carried, the Board authorized Winstead to formally request a certified tax roll.

8. Review of Certified Values and Authorization of Tax Rate Worksheets: At this time the certified values are not available yet.

9. Updates with regard to the proposed Series 2022 Road Bonds or Series 2022 Utility Bonds for the District, and take any necessary action with respect thereto: The Board recognized Mr. Ayala who reviewed the MSRB G-42 Disclosure Statement regarding the Municipal Advisory Agreement with the Board in connection with a proposed Road Bond, Series 2022 bond sale (“Road Bond”). Upon motion by Director Halm, seconded by Director Moses and unanimously carried, the Board acknowledged receipt of such Disclosure Statement.

Mr. Ayala discussed the timing of the Road Bond issuance and informed the Board that the bond offering would be a road bond and that it does not require TCEQ approval. The estimated amount will be approximately \$4,255,000 based on a projected \$60 million property value as of June 22nd. He noted that the amount could change but probably not by much. He is hoping to receive and award bids for the Road Bond on August 10th with the closing and delivery of funds on September 15th. After a brief discussion, upon motion by Director Halm, seconded by Director Kim and unanimously carried, the Board authorized its consultants to prepare a Preliminary Official Statement, and to authorize preparation of any and all required documents in connection with Series 2022 Road Bonds.

Mr. Ayala then reminded the Board that, in accordance with the Development Agreement, the City of Round Rock (“City”) must be notified that the District is planning to issue a road bond within 45 days of the issuance. With an estimated date of August 10th for the Road Bond pricing, the District will

be required to give Notice to the City by June 26th. Upon motion by Director Agee, seconded by Director Halm and unanimously carried, the Board approved the draft Notice to the City.

Mr. McPhail then mentioned that, in order to issue the Road Bond, the District needs costs and other services from the engineer. Mr. Moore then presented Carlson, Brigrance, and Doering, Inc.'s Engineering Services Agreement to provide engineering services in connection with the Road Bond issuance. Upon motion by Director Halm, seconded by Director Moses and unanimously carried, the Board approved the Engineering Service Agreement.

10. TCEQ Notice of Delinquent Reporting: Mr. Taack informed the Board that the Notice of Violation for Delinquent Regulatory Assessment Reporting was, mostly likely, sent by the TCEQ in error. He has spoken to the responsible department at the TCEQ and informed them that the District is not a water supplier and is not subject to this reporting. He is hoping that the District gets confirmation from the TCEQ by the next meeting. He suggested that, if the District receives another notice, the District should consider sending a letter to the TCEQ confirming that it does not supply water and is not subject to such reporting.

11. Annual Insurance Renewal: The Board reviewed the annual insurance and bond renewal proposal from McDonald & Wessendorff Insurance. Mr. McPhail mentioned to the Board that he does not see the need to increase the insurance at this time but in the future, the District may want to consider Cyber Liability insurance once the District grows. After a brief discussion and upon motion by Director Schwartz, seconded by Director Halm and unanimously carried, the Board authorized renewal of the current insurance.

12. Cybersecurity Training: Ms. Hahn reminded the Board that they are required to complete annual cybersecurity training on or before July 15, 2022.

13. Discuss and Confirm Next Meeting Date: Director Schwartz would like to change the Board Meeting to a lunchtime meeting. After a brief discussion, Ms. Hahn stated that she would send an e-mail to the Directors to determine their availability for a lunch meeting so that it can be discussed at next month's meeting. The next meeting date was scheduled for Wednesday, July 13, 2022. There being no further business to conduct, Director Halm moved that the meeting be adjourned, which motion was seconded by Director Mosely, and unanimously approved, and the Board adjourned until the next scheduled meeting date.

APPROVED AND ADOPTED on July 13, 2022.



Dwain K. Halm, Secretary

Board of Directors

Round Rock Municipal Utility District No. 1

