

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 KB Homes Office, 10800 Pecan Park, Suite 200, Austin, Texas 78750, a designated office of the District, on December 7, 2022 at 8:00 a.m., 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 Director 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 and Ronnie Moore of Carlson, Brigance & Doering, Inc. ("**CB&D**"), engineer for the District, Justin Taack from Bott & Douthitt, the District's bookkeepers and Makenzi Scales, with Inframark, the District's General Manager.

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 October 12, 2022 special Board meeting and upon motion by Director Agee seconded by Director Halm, said minutes were unanimously approved.

3. Developer Update: Per Patrick Murphy, they closed the fiscal year end on November 30, 2022. Salerno sold 281 homes. They have 45', 55' and 72' lots. KB Homes has not started closing on any 72' lots yet and half the lots sold are 45' and the other half sold are 55' lots. They are projecting to sell 250 homes next year. There is an 11-month backlog on home sales. Building time for each home is approximately 6-10 months. With respect to the supply chain, the concrete

contractors are back to normal. Mr. Murphy noted that they are projecting a downturn but he still believes the District is on target.

4. Communications with City of Round Rock: Mr. McPhail asked if Mr. Murphy has been in contact with the new City Attorney but Mr. Murphy stated that he has not because he is waiting for updated bond requirements from the engineer. After that, Mr. Murphy noted that the District’s Financial Advisor needs to meet with the City of Round Rock’s Financial Advisor to share the numbers. Mr. Murphy also confirmed that he has not followed up with respect to requesting the City’s Resolution Consenting to the Creation of the District.

5. Engineering Report: Mr. Moore presented, briefly discussed and recommended the following Change Orders and Pay Applications as reflected in the CB&D Engineering Report and summarized below:

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

Change Order No. 3	\$ 12,100.00
Change Order No. 4	\$ - 81,716.00 (negative number)
Change Order No. 5	\$ 101,648.00
Change Order No. 6	\$ 31,498.71

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

No action required at this time.

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

No action required at this time.

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

Change Order No. 7	\$ 30,272.50
Change Order No. 8	\$ 32,058.00
Change Order No. 9	\$ - 133,367.00 (negative number)

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

Payment Application No. 1	\$ 17,737.20
Payment Application No. 2	\$ 28,380.15
Payment Application No. 3	\$ 124,419.15
Payment Application No. 4	\$ 22,389.30
Payment Application No. 5	\$ 228,313.80
Change Order No. 1	\$ 8,300.00
Change Order No. 2	\$ 59,204.00
Change Order No. 3	\$ - 58,205.00 (negative number)
Change Order No. 4	\$ - 13,000.00 (negative number)

(f) Salerno Phase 7 – Streets, Storm Drainage, Water, Detention Pond, Wastewater, Landscaping, Erosion Control, Lot Grading, Gas and Electric Improvements:

No action required at this time.

(g) Salerno Phase 15 – Streets, Storm Drainage, Water, Detention Pond, Wastewater, Landscaping, Erosion Control, Lot Grading, Gas and Electric Improvements:

No action required at this time.

Upon motion by Director Halm, seconded by Director Agee and unanimously carried, the Board approved the above Change Orders and Pay Requests recommended by Mr. Moore and accepted the Engineering Report.

6. Accounting and Cash Activity Report: Mr. Taack reviewed the Accounting Report and noted that Bott & Douthitt needs approval of the director fees and vendor payments as well as the fund transfers noted in the report. Mr. Taack also noted that he would check into the TCEQ Delinquent Regulatory Assessment Notice but he thinks that would have received a follow-up letter from the TCEQ if the matter had not been cleared up. It should be noted for the record that Mr. Taack presented his report at the beginning of the meeting due to a scheduling conflict. After he presented his report, Mr. Taack left the meeting.

Upon motion by Director Halm, seconded by Director Agee and unanimously carried, the Board approved the Accounting Report and authorized the payment expenditures as set forth therein.

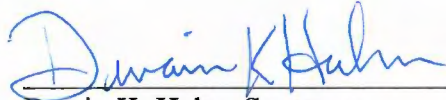
7. Operations Report: Ms. Scales of Inframark noted that Inframark has been working on the Avery Nelson Pond and that it is looking good. Ms. Scales also noted that Inframark completed the Light Survey on November 28, 2022. Ms. Scales also noted that KB Homes has not installed the fountain yet.



8. Calendaring: The Board tentatively scheduled a meeting for January 11, 2023. If the meeting is required, it will be held at 8:00 a.m. at KB Homes.

9. Adjournment: There being no further business to conduct, upon motion by Director Halm, seconded by Director Agee and unanimously carried, the Board adjourned until further call.

APPROVED AND ADOPTED on January 11, 2023.



Dwain K. Halm, Secretary

Board of Directors

Round Rock Municipal Utility District No. 1

