

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 May 10, 2023 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. 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, Makenzi Scales, with Inframark, the District's General Manager and Patrick Murphy of KB Homes.

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 April 12, 2023 special Board meeting and upon motion by Director Halm seconded by Director Agee, said minutes were unanimously approved.

3. Preliminary Certified Values: The Board reviewed the 2023 preliminary certified values received from Williamson Central Appraisal District. The Board acknowledged receipt of the preliminary values and Mr. McPhail noted that such information will be forwarded to the District's financial advisor.

4 Developer Update: No update was given.

5. Communications with City of Round Rock: Mr. McPhail stated that he spoke to Andre Ayala, the District's Financial Advisor. Mr. Ayala has been speaking with Gary Kimball, the Financial Advisor for the City of Round Rock about increasing the bond cap with the City. Mr.

McPhail noted that the District is tentatively looking at issuing a road bond this summer with a utility bond to follow in early 2024. Neither issue will be impacted by the current bond cap amount.

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

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

Mr. Moore noted that Salerno Phase 5 is complete and recommended final acceptance by the Board.

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

Payment Application No. 13	\$ 19,025.29
Payment Application No. 14	Void
Payment Application No. 15	\$ 5,510.00
Payment Application No. 16	\$ 46,352.51
Payment Application No. 17	\$ 70,825.92 (Retainage)

Mr. Moore noted that Salerno Phase 14 is complete and recommended final acceptance by the Board.

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

Change Order No. 3	\$ - 46,268.12 (negative number)
Change Order No. 4	\$ - 501,007.00 (negative number)
Change Order No. 5	\$ 24,437.50
Change Order No. 6	\$ - 132,765.00 (negative number)
Change Order No. 7	\$ 14,125.00
Change Order No. 8	\$ 37,439.00
Payment Request No. 4	\$ 373,317.08
Payment Request No. 5	\$ 802,159.49
Payment Request No. 6	\$ 1,206,255.95
Payment Request No. 7	\$ 986,466.70
Payment Request No. 8	\$ 726,796.71
Payment Request No. 9	\$ 198,501.19 (Retainage)

Salerno Phase 11 – Streets, Storm Drainage, Water, Detention Pond, Wastewater, Landscaping, Erosion Control, Lot Grading, Gas and Electric Improvements:

Change Order No. 2	\$ - 32,895.43 (negative number)
Change Order No. 3	\$ - 94,930.50 (negative number)
Change Order No. 4	\$ - 77,960.00 (negative number)
Change Order No. 5	\$ - 12,400.00 (negative number)
Payment Request No. 3	\$ 668,265.30
Payment Request No. 4	\$ 29,795.04
Payment Request No. 5	\$ 178,529.85
Payment Request No. 6	\$ 187,319.31
Payment Request No. 7	\$ 93,594.38
Payment Request No. 8	\$ 180,254.25
Payment Request No. 9	\$ 14,423.40 (Retainage)

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

Change Order No. 1	\$ - 282,524.50 (negative number)
Change Order No. 2	\$ - 53,095.00 (negative number)
Payment Request No. 1	\$ 577,046.25
Payment Request No. 2	\$ 87,497.10
Payment Request No. 3	\$ 124,441.20
Payment Request No. 4	\$ 101,937.60
Payment Request No. 5	\$ 178,180.20
Payment Request No. 6	\$ 90,572.85
Payment Request No. 7	\$ 2,671.20
Payment Request No. 8	\$ 129,667.50
Payment Request No. 9	\$ 33,357.60

Action Items:

Mr. Moore noted that Salerno Phase 5 and Salerno Phase 14 are complete and recommended final acceptance by the Board. Upon motion by Director Halm, seconded by Director Schwartz and unanimously carried, the Board accepted completion of Salerno Phase 5 and Salerno Phase 14.

Upon motion by Director Halm, seconded by Director Schwartz and unanimously carried, the Board approved the above Pay Applications and Change Orders recommended by Mr. Moore for Salerno Phases 7, 11, 14 and 15, and accepted the Engineering Report.

7. 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 two fund transfers noted in the report. Mr. Taack noted that property taxes are currently 99.03% collected with only \$4.08 outstanding.

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

8. Operations Report: Ms. Scales of Inframark reported that the pond inspections and the light survey were completed on April 20, 2023 and there were no significant erosion control issues to report.

Upon motion by Director Kim, seconded by Director Mosley and unanimously carried, the Board accepted the General Manager's Report.

9. Calendaring: The Board scheduled a meeting for June 14, 2023 at 8:00 a.m. at KB Homes.

10. 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 June 14, 2023.



Dwain K. Halm, Secretary

Board of Directors

Round Rock Municipal Utility District No. 1

