

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 August 9, 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, Ashlee Martin with McCall Gibson Swedlund Barfoot PLLC, the District's auditor and Pat Murphy with KB Home Lone Star, Inc., the developer of the District.

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 June 14, 2023 special Board meeting and upon motion by Director Schwartz seconded by Director Mosley, said minutes were unanimously approved.
3. 2023 Certified Tax Roll: The Board acknowledged receipt from the Williamson Central Appraisal District of the District's certified tax rolls for 2023.
4. Tax Rate Study: Mr. McPhail reviewed Mr. Ayala's tax rate recommendations for 2023. He noted that Mr. Ayala recommended the District maintain the same tax rate as 2022 which was \$0.68/\$100 valuation. The 2023 tax rates will be split into a \$0.4720/\$100 for the operations and maintenance tax rate and a \$0.2080/\$100 for road debt service. Upon motion by Director Halm, seconded by Director Agee and unanimously carried, the Board approved the recommended rates.

5. Notice of Public Hearing on Tax Rate: The Board reviewed the draft Notice of Public Hearing on the Tax Rate for 2023. Upon motion by Director Halm, seconded by Director Agee and unanimously carried, the Board (i) approved the Notice of Public Hearing on Tax Rate, (ii) called a public hearing on the proposed tax rate for September 13, 2023 at 8:30 a.m.; and (iii) authorized publication of the Notice of Public Hearing on Tax Rate.

6. Proposed Budget for FYE 2023: Justin Taack with Bott & Douthitt, presented the proposed Budget for 2024. The Board had no questions with respect to the proposed Budget.

7. Engagement of Audit Firm: With regard to engagement of an auditing firm to conduct the annual audit for the District, the Board was presented with an Engagement Letter from McCall Gibson Swedlund Barfoot PLLC. Upon motion by Director Halm, seconded by Director Mosley, the Board unanimously approved the Engagement Letter of McCall Gibson Swedlund Barfoot PLLC for the District's annual audit as well as execution by the Board President.

8. Developer Update: No update was given.

9. Communications with City of Round Rock: Mr. Murphy had a conversation approximately a year ago with the City of Round Rock. He mentioned that they are open to increasing the bond cap.

10. Upcoming Bond Issuance: No update was given.

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

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

Payment Application No. 10	\$ 169,900.76
Payment Application No. 11	\$ 169,882.65
Payment Application No. 12	\$ 481,458.60
Payment Application No. 13	\$ 140,449.50
Payment Application No. 14	\$ 337,226.81
Payment Application No. 15	\$ 61,032.33
Payment Application No. 16	\$ 26,708.71

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

Payment Application No. 10	\$ 8,029.57
Payment Application No. 11	\$ 49,185.63
Payment Application No. 12	\$ 213,889.95
Payment Application No. 13	\$ 3,076.20
Payment Application No. 14	\$ 4,557.60

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

Payment Application No. 10	\$ 70,085.25
Payment Application No. 11	\$ 360.00
Payment Application No. 12	\$ 155,090.75

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

12. 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.

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.

13. Operations Report: Ms. Scales of Inframark requested a list of ponds conveyed to the District so that Inframark can monitor the ponds.

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

14. Calendaring: The Board scheduled a meeting for September 13, 2023 at 8:00 a.m. at KB Homes.

15. 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 September 13, 2023.



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

(DISTRICT SEAL)

