

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 November 13, 2024 at 8:12 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
Daren Ross	Treasurer/Asst. Secretary
Moses Kim	Asst. Secretary

All members of the Board were present at the commencement of the meeting except Director Kim and 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, Makenzi Scales, with Inframark, the District's General Manager and Anthony Guidice 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 October 9, 2024 special Board meeting and upon motion by Director Schwartz seconded by Director Halm, said minutes were unanimously approved.

3. Resolution Requesting Appraisal of Property: After a brief discussion, upon motion by Director Halm, seconded by Director Schwartz and unanimously carried, the Board approved the Resolution Requesting Appraisal of the Property and Certificate of Estimated Appraised Value from the Williamson County Appraisal District.

4. Developer Update: Mr. Guidice gave a brief update on the completion status noting that they have 1185 lots, closed on 649 homes and 82 are in the back log.

5. Communications with City of Round Rock ("City"): No update.

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

Salerno Phase 9 – Streets, Storm Drainage, Water, Wastewater, Landscaping, Erosion Control, Gas and Electric Improvements:

Pay Application No. 12	\$ 111,335.40
Pay Application No. 13	\$ 19,404.00

Salerno Phase 10 – Streets, Storm Drainage, Water, Wastewater, Erosion Control, Gas and Electric Improvements:

Pay Application No. 10	\$ 266,862.51
Pay Application No. 11	\$ 161,992.26
Pay Application No. 12	\$ 386,050.50
Pay Application No. 13	\$ 241,735.36
Pay Application No. 14	\$ 27,897.97
Change Order No. 3	\$ 80,154.70
Change Order No. 4	\$ 207,099.20
Change Order No. 5	\$ 4,680.00

Salerno Phase 16 – Streets, Storm Drainage, Water, Wastewater, Erosion Control, Gas and Electric Improvements:

Mr. Moore noted that there are no engineering action items for Salerno Phase 16.

Salerno Phase 17 – Streets, Storm Drainage, Water, Wastewater, Erosion Control, Gas and Electric Improvements:

Pay Application No. 5	\$ 407,330.32
Pay Application No. 6	\$ 61,029.00
Pay Application No. 7	\$ 166,904.91

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

7. Accounting and Cash Activity Report: Mr. Taack reviewed the Accounting Report and noted that Bott & Douthitt needs approval for the disbursement of director fees, vendor payments and fund transfers as noted in the report.

Upon motion by Director Halm, seconded by Director Schwartz and unanimously carried, the Board approved the Accounting Report and authorized the disbursements and transfers as set forth therein.

8. Operations Report: Ms. Scales of Inframark reviewed the General Manager's Report.

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

9. Calendaring: The Board tentatively scheduled a meeting for December 11, 2024 at 8:00 a.m. at KB Homes Office.

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

APPROVED AND ADOPTED on December 11, 2024.



Dwain K. Halm, Secretary

Board of Directors

Round Rock Municipal Utility District No. 1

(DISTRICT SEAL)

