

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 11, 2024 at 8:07 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 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.

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 November 13, 2024 special Board meeting and upon motion by Director Halm seconded by Director Ross, said minutes were unanimously approved.

3. Developer Update: No developer update was given.

4. Communications with City of Round Rock ("City"): Mr. McPhail noted that KB Homes will discuss increasing the bond cap with the City of Round Rock next year.

5. 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. 14	\$ 20,465.10
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Salerno Phase 10 – Streets, Storm Drainage, Water, Wastewater, Erosion Control, Gas and Electric Improvements:

Change Order No. 6	\$-(43,854.30)
Change Order No. 7	\$ 105,482.10
Change Order No. 8	\$ 26,054.20
Pay Application No. 15	\$ 133,024.59

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. 8	\$ 79,231.77
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Salerno Phase 13 – Streets, Storm Drainage, Water, Wastewater and Erosion Control:

Mr. Moore noted that contractor bids were opened for Salerno Phase 13 on November 14, 2024. There were three total bids, one from Chasco Constructors, one from DNT Construction and one from Austin Engineering. Chasco Constructors was the lowest bid and are qualified for the work. Mr. Moore concurs with the Design Engineer’s recommendation to award the contract to Chasco Constructors.

Upon motion by Director Halm, seconded by Director Ross unanimously carried, the Board approved the Contract Award for Salerno Phase 13 to Chasco Constructors as recommended by Mr. Moore.

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

9. Calendaring: The Board tentatively scheduled a meeting for January 8, 2025 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 January 8, 2025.



Dwain K. Halm, Secretary

Board of Directors

Round Rock Municipal Utility District No. 1

(DISTRICT SEAL)

