

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 March 12, 2025 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
Daren Ross	Treasurer/Asst. Secretary
Brian Bekker	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 Justin Cox, attorney, and Vicki Hahn, paralegal, with Winstead PC, General Counsel and Bond Counsel for the District and Ronnie Moore of Carlson, Brigance & Doering, Inc. ("Carlson Brigance"), engineer for the District, Justin Taack from Bott & Douthitt, the District's bookkeepers, Chris Townsend and Dodie Erickson, 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 February 5, 2025 special Board meeting and upon motion by Director Halm seconded by Director Ross, said minutes were unanimously approved.
3. Order Appointing New Director: Mr. Cox reminded the Board that Director Kim's passing created a vacancy on the Board. Mr. Bekker is qualified to be on the Board. Following a brief discussion and upon motion by Director Halm, seconded by Director Ross and unanimously carried, the Board adopted an Order Appointing Director Bekker. It was noted that Director Bekker had executed a Statement of Officer form and Oath of Office prior to the meeting that day.
4. Board Officers: The Board discussed the officer positions in light of the vacancy and upon motion by Director Halm, seconded by Director Ross and unanimously carried, the Board elected to keep the same slate of officers as was previously held with Director Bekker filling the vacant position of Assistant Secretary.

5. Developer Update: No update was given. Mr. Guidice stated that he would send out an update to the Directors.
6. Communications with City of Round Rock ("City"): No update was given.
7. 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. 17	\$ 91,811.54
Pay Application No. 18	\$ 399,769.88 (Retainage)

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

Pay Application No. 17	\$ 21,555.45
Pay Application No. 18	\$105,936.39

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

Pay Application No. 10	\$ 24,613.65
Pay Application No. 11	\$150,196.50 (Retainage)

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

Change Order No. 1	\$ 17,772.00
Change Order No. 2	(\$16,274.08) (negative number)
Payment Application No. 10	\$ 23,951.80

Salerno Phase 13 – Streets, Storm Drainage, Water, Wastewater and Erosion Control:

Change Order No. 1	(\$ 37,414.36) (negative number)
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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.

8. 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. Mr. Taack reported that the District has received approximately \$1.3 million from property taxes, which is almost 92% collected.

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.

9. Operations Report: Mr. Townsend introduced Ms. Erickson noting that Mr. Sonnier has left Inframark to move to Dallas. Mr. Townsend reviewed the General Manager's Report. Mr. Townsend reported that since the Operations Report was drafted, he went out to look at the District. He identified a number of items that could benefit with some maintenance and noted that Pritchard Pond has significant erosion issues. With regular maintenance, this should not happen. He explained that there is no ground cover around the pond which is causing the erosion. He also mentioned that maintaining the appropriate slope is critical to ensure erosion does not occur. Mr. Townsend stated that he will work with Ms. Erickson to get proposals for maintenance and bring the proposals to the Board. As this is a retention pond, Mr. Moore anticipates observing the site in person. Mr. Moore also anticipates speaking to a design engineer regarding the water velocity due to the apparent high velocity of water running through the pond. Mr. Moore shared with the Board, the addition of rock along the facility may help slow the velocity of water moving through the pond.

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

10. Calendaring: The Board tentatively scheduled a meeting for April 9, 2025, at 8:00 a.m. at KB Homes Office.
11. Adjournment: There being no further business to conduct, upon motion by Director Halm, seconded by Director Schwartz and unanimously carried, the Board adjourned until further call.

APPROVED AND ADOPTED on April 9, 2025.



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