

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 14, 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 Matt McPhail, attorney, and Vicki Hahn, paralegal, with Winstead PC, General Counsel and Bond Counsel for the District and Ronnie Moore of Carlson, Brigrance & Doering, Inc. ("Carlson Brigrance"), 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 April 9, 2025 special Board meeting and upon motion by Director Halm, seconded by Director Bekker, said minutes were unanimously approved.
3. Developer Update: Mr. Guidice noted that the numbers are the same as last month, 727 homes have closed, 104 are back logged and there are 355 more to be sold. Phase 12 and Phase 13 are under development.
4. Communications with City of Round Rock ("City"): Mr. McPhail stated that there is no update.
5. Cybersecurity Training: Ms. Hahn reminded the Board that they are required to complete annual cybersecurity training on or before August 31, 2025. She will send the Directors an e-mail with the link to the training.

6. Review Annual District Investment Policy: The Board reviewed and discussed the current Investment Policy. Upon motion by Director Halm, seconded by Director Mosley and unanimously carried, the Board approve the Resolution Acknowledging Annual Review of Investment Policy and Investment Strategies and authorized signature thereon.
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 12 – Streets, Storm Drainage, Water, Wastewater and Erosion Control Improvements:

Change Order No. 1	\$ 13,145.75
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Salerno Phase 9 – Streets, Storm Drainage, Water, Wastewater, Erosion Control, Gas and Electric Improvements:

No action items.

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

No action items.

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

No action items.

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

No action items.

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

No action items.

Upon motion by Director Halm, seconded by Director Bekker and unanimously carried, the Board approved Change Order 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 collected 99.25% of the taxes for the District.

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

9. Operations Report: Ms. Erickson reviewed the Manager's Report and mentioned that they had heard from a resident who is concerned about the cattails. Ms. Erickson informed him that according to the consultant working on this matter, the cattails will be digested by August. The Board asked about the status of the Pritchard Pond erosion. Mr. Townsend stated that he is working with Sunscape on the erosion issues and possible seeding around the area. He also mentioned that he had asked Sunscape for a quote to fill in the erosion in the pond but it is so deep that it is cost prohibitive. Mr. Moore noted that he went out and looked at the erosion. It does not appear to be affecting the function of the pond. It is more of an eyesore. Mr. Moore will reach out to nearby contractors to see if they have any rock spoils that they need to dispose of. The Board also discussed potentially hydro mulching.

Mr. Townsend reminded the Board that it is time for Inframark's CPI increase. The increase is part of Inframark's contract but they want to remind the Board before their prices increased.

Upon motion by Director Bekker, seconded by Director Mosley and unanimously carried, the Board approved the invoice for Inframark for \$2,928.00 to remove sediment from the culvert and trickle channel at Avery Nelson Pond as set forth in the General Manager's Report and accepted the General Manager's report.

10. Calendaring: The Board tentatively scheduled a meeting for June 18, 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 Bekker and unanimously carried, the Board adjourned until further call.

APPROVED AND ADOPTED on June 18, 2025.



Dwain K. Halm, Secretary  
Board of Directors

Round Rock Municipal Utility District No. 1

(DISTRICT SEAL)

