

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 June 18, 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 except Director Bekker who arrived shortly after the meeting started. 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, Michael Luft from Bott & Douthitt, the District's bookkeepers, 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 May 14, 2025 special Board meeting and upon motion by Director Schwartz, seconded by Director Mosley, said minutes were unanimously approved.
3. Developer Update: Mr. Guidice noted that 788 homes have closed, 88 are back logged and there are 310 more to be sold. There have been 17 sales in the last thirty days.
4. Communications with City of Round Rock ("City"): Mr. McPhail stated that there is no update.
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 12 – Streets, Storm Drainage, Water, Wastewater and Erosion Control Improvements:

Pay Application No. 1	\$ 131,293.30
Pay Application No. 2	\$ 176,082.84

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:

Pay Application No. 19	\$ 483,028.72
Pay Application No. 20	\$ 42,894.50

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:

Change Order No. 2	\$-121,065.00 (negative number)
Pay Application No. 2	\$ 853,456.81
Pay Application No. 3	\$ 239,559.66

Let the record reflect that Director Bekker arrived at the Meeting.

The Board asked about the detention pond erosion discussed last month. Mr. Moore noted that he is contacting contractors working in the area to see if they have material and if so, asking if the District can use it. It would save the contractor from having to pay to dispose of the extra material and since they are already working in the area, the only cost to the District would be for the placement of the materials. Mr. Moore note that if there is not enough material, then he will discuss re-grading the pond with the District at a future meeting. If the District regrades, a topographical survey would be required. The Board asked if any costs would be attributable to the developer. Mr. Moore replied that it would be a District expense not a developer expense.

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

6. Accounting and Cash Activity Report: Mr. Luft 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. Luft reported that the District has collected 99% of the taxes for the District.

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

7. Operations Report: Ms. Erickson reviewed the Manager's Report in detail.

Upon motion by Director Halm, seconded by Director Ross and unanimously carried, the Board approved the items requiring Board approval as set forth in the General Manager's Report and accepted the General Manager's report.

8. Calendaring: The Board tentatively scheduled a meeting for July 9, 2025, at 8:00 a.m. at KB Homes Office.
9. 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 July 9, 2025.



Dwain K. Halm, Secretary
Board of Directors

Round Rock Municipal Utility District No. 1

(DISTRICT SEAL)

