

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 10, 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 Schwartz 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. ("Carlson Brigance"), engineer for the District, Justin Taack from Bott & Douthitt, the District's bookkeepers, 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 December 10, 2025 special Board meeting and upon motion by Director Bekker, seconded by Director Ross, said minutes were unanimously approved.
3. Series 2026 Utility Bonds: No update.
4. Inframark's Mowing Amendment: Mr. McPhail reminded the Board about the additional mowing that Inframark will be doing. He has reviewed the amendment and does not have any major issues with the language. He noted that Inframark added a Cybersecurity provision that would limit their liability to willful or negligent acts. He wanted to make sure that this language is amenable to the Board. Mr. McPhail discussed the cost increase proposed by Inframark for the additional 15 mows.

5. Developer Update: Mr. Guidice reviewed the developer report. 927 homes have closed, 26 are back logged, and there are 233 more to be sold.
6. Maintenance of Facilities: Mr. McPhail requested that the developer give him a good HOA contact and their details so that he can discuss the agreement.
7. Engineering Report: Mr. Moore presented and discussed the CB&D Engineering Report noting that there were no action items.

Upon motion by Director Halm, seconded by Director Bekker and unanimously carried, the Board 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.

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

Upon motion by Director Halm, seconded by Director Bekker and unanimously carried, the Board accepted the General Manager's report and approved the action items set forth therein.

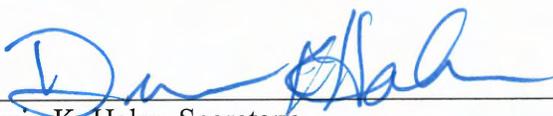
10. Calendar: The Board tentatively scheduled a meeting for January 14, 2026, at 11:30 a.m. at KB Homes Office and January 14th at 11:30 a.m.
11. Adjournment: There being no further business to conduct, upon motion by Director Bekker, seconded by Director Halm and unanimously carried, the Board adjourned until further call.

APPROVED AND ADOPTED on January 14, 2026.



(DISTRICT SEAL)

Round Rock Municipal Utility District No. 1


Dwain K. Halm, Secretary
Board of Directors