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 13, 2026 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. 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, Dodie Erickson, with Inframark, the District's Operations 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. Re-Elected Directors: It was noted that Oaths of Office and Statements of Officer must be administered at the beginning of each new term of office. Ms. Hahn confirmed that the Oaths of Office were administered and the Statements of Officer were completed for Director Mosley, Director Halm and Director Bekker.

3. Meeting Minutes: The Board confirmed receipt of the Minutes from the April 8, 2026 special Board meeting and upon motion by Director Halm, seconded by Director Mosley, said minutes were unanimously approved.

4. Developer Update: Mr. Guidice noted that 19 homes were sold last month and there are 137 remaining to be sold.

5. HOA Facility Maintenance: No update.

6. Engineering Report: Mr. Moore reported that there were no action items related to engineering projects.

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

7. Surplus Funds: Mr. Moore noted that approximately $243,000 remains from the Series 2026 Utility Bond, in addition to any interest accrued. Mr. Moore explained that the Bond Application Report is prepared based on estimated project costs; however, if the District secures a lower interest rate than anticipated, a surplus may result, and such surplus will continue to earn interest. He also indicated his intent to have the auditor review the Agreed-Upon Procedures Report and stated that it will be presented at the next Board meeting.

   Upon motion by Director Halm, seconded by Director Bekker and unanimously carried, the Board authorized the reimbursement of any surplus funds to KB Homes.

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 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 in detail. She mentioned that Inframark has a yearly CPI increase built into its contract with the District. The CPI is 4.734% so the District will see an increase of $56.78 per month in Inframark's fees.

   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. Calendaring: The Board tentatively scheduled a meeting for June 10, 2026 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 the 10th of June 2026.

ROUND ROCK MUNICIPAL UTILITY DISTRICT NO. 1

Dwain K. Halm, Secretary
Board of Directors

(DISTRICT SEAL)