

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 10, 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. All Directors present at the time votes were taken voted on all items that came before the Board. Also present were Ujaala Rashid-Ferraro, 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, Michael Luft from Bott & Douthitt, the District's bookkeepers, Dodie Erickson, with Inframark, the District's Operations Manager, Ashlee Martin with McCall Gibson Swedlund Barfoot PLLC ("McCall Gibson"), the District's auditors, 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 13, 2026 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 there are 125 homes remaining to be sold.
4. Agreed Upon Procedures: Ms. Martin explained that McCall Gibson previously submitted an agreed-upon procedures report for reimbursement from the Series 2026 Utility bond issue dated February 11, 2026. Ms. Martin noted that there was a surplus amount left from the bond issuance. She also noted that she received additional documentation from the developer related to water impact fees the developer paid to Jonah Water SUD for Salerno Phase 13. McCall Gibson has applied the procedures set forth above and calculated an additional reimbursement to the developer in the amount of \$245,838.93, which includes developer interest of \$15,838.93 for the water impact fees paid to Jonah Water SUD.

Upon motion by Director Halm, seconded by Director Bekker and unanimously carried, the Board approved the reimbursement and authorized payment to the Developer as outlined in McCall Gibson's agreed upon procedures report.

5. Engineering Report: Mr. Moore reported that there are 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.

6. Surplus Funds: Ms. Rashid-Ferrero noted that during the August 14, 2024 Board Meeting, the Board authorized reimbursement to the developer for water impact fees paid to Jonah Water SUD of \$295,430.81. For some reason, that reimbursement was never made. Ms. Rashid-Ferrero requested that the bookkeeper confirm the status of that reimbursement. Mr. Luft confirmed that the reimbursement was wired to the developer after last month's Board meeting and that reimbursement is reflected on page 5 of the Bookkeeping Report.
7. 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.

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

8. Operations Report: Ms. Erickson reviewed the Manager's Report in detail. She mentioned that two lights are out in the District and she has informed the HOA to have them replace the lights. She alerted KB Homes and the HOA that there was a crack in the sidewalk on Avery Nelson. In addition, she mentioned that Inframark would charge \$250 for posting the monthly Notice/Agenda in the District. Ms. Hahn mentioned that she has someone that will post the Notice/Agenda in the District for \$120.00

Upon motion by Director Halm, seconded by Director Mosely and unanimously carried, the Board authorized Silvia Leo to post Notices/Agenda in the District for \$120.00 per Notice.

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 excluding the proposal for posting Notices/Agenda in the District.

9. Cybersecurity Training: Ms. Hahn reminded the Board that they are required to complete annual cybersecurity training on or before August 31, 2026. She will send the Directors an e-mail with the link to the training.
10. Insurance Renewal: The Board reviewed the annual renewal of insurance and bond coverage. Ms. Rashid-Ferrero mentioned that the yearly insurance premium had increased by \$52. Upon motion by Director Halm, seconded by Director Bekker and unanimously carried, the Board approved the renewal of insurance and bond coverage.

11. Calendaring: The Board tentatively scheduled a meeting for July 8, 2026 at 8:00 a.m. at KB Homes Office.
12. Adjournment: There being no further business to conduct, upon motion by Director Halm, seconded by Director Moseley and unanimously carried, the Board adjourned until further call.

APPROVED AND ADOPTED on the 8th of July 2026.

ROUND ROCK MUNICIPAL UTILITY
DISTRICT NO. 1



Dwain K. Halm, Secretary
Board of Directors

(DISTRICT SEAL)

