

MINUTES
FIRST COLONY MUNICIPAL UTILITY DISTRICT NO. 10

September 8, 2021

The Board of Directors (the "Board") of First Colony Municipal Utility District No. 10 (the "District") met in regular session open to the public, on the 8th day of September, 2021, at the offices of Planned Community Developers, Ltd., 15958 City Walk, Suite 250, Sugar Land, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Rodney L. Craig	President
Zac Cypert	Vice President
John E. Peper	Secretary
Stephen D. Higgins	Assistant Vice President
Marta Mohan	Assistant Secretary

and all of the above were present, except Director Higgins, who attended by teleconference, thus constituting a quorum.

Also present for all or part of the meeting were Dan McDonald of McDonald & Wesendorff Insurance; Jorge Diaz of McLennan & Associates, L.P; Kristen Scott of Bob Leared Interests, Inc.; David Pella of the First Colony Community Association ("FCCA"); and Greer Pagan and Justine M. Cherne of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENTS

There were no public comments.

APPROVE MINUTES

The Board considered approving the minutes of the August 11, 2021, regular meeting. Following review and discussion, Director Cypert moved to approve the meeting minutes. Director Mohan seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS AND ADOPT AMENDED BUDGET FOR FISCAL YEAR END JULY 31, 2022

Mr. Diaz presented the bookkeeper's report, including the investment report and the invoices for payment. A copy of the bookkeeper's report is attached. Mr. Diaz then presented an amended budget for fiscal year end July 31, 2022. Following review and discussion, Director Peper moved to (1) approve the bookkeeper's report and authorize payment of the invoices as presented; and (2) adopt an amended budget for fiscal year end July 31, 2022, as presented. Director Cypert seconded the motion, which passed

unanimously.

RENEWAL OF DISTRICT'S INSURANCE POLICIES

Mr. McDonald presented and reviewed a renewal proposal for the District's insurance policies expiring November 29, 2021. After review and discussion, Director Cypert made a motion to accept the renewal proposal from McDonald & Wessendorff Insurance for the District's insurance policies in the amount of \$11,707.00. Director Peper seconded the motion, which passed unanimously.

TAX COLLECTIONS MATTERS

Ms. Scott presented and reviewed a delinquent tax report from Perdue, Brandon, Fielder, Collins & Mott, L.L.P., a copy of which is attached.

Ms. Scott presented and reviewed the tax assessor/collector's report, including the list of top delinquent taxpayers. She reported that the District's 2020 taxes were 99.3% collected as of August 31, 2021. A copy of the tax assessor/collector's report is attached.

Following review and discussion, Director Peper moved to approve the tax assessor/collector's report and payment of the tax bills. Director Mohan seconded the motion, which carried unanimously.

CONDUCT PUBLIC HEARING REGARDING DISTRICT'S TAX RATE, ADOPT ORDER LEVYING TAXES, AND AUTHORIZE EXECUTION OF AMENDMENT TO INFORMATION FORM

Ms. Scott stated that notice was published of the public hearing to be held at today's meeting regarding adoption of the District's proposed 2021 total tax rate of \$0.15.

Director Craig opened the public hearing. There being no comments from the public, Director Craig closed the public hearing.

Mr. Pagan presented an Order Levying Taxes reflecting the proposed 2021 tax rate. He then presented an Amendment to Information Form reflecting the tax rate and stated that the Amendment will be filed with the Texas Commission on Environmental Quality and recorded in the Official Public Records of Harris County.

After review and discussion, Director Peper moved to: (1) adopt the Order Levying Taxes reflecting a total 2021 tax rate of \$0.15 per \$100 of assessed valuation, comprised of \$0.09 to pay debt service and \$0.06 for operations and maintenance; (2) authorize execution of the Amendment to Information Form; and (3) direct that the order and amendment be filed appropriately and retained in the District's official

records. Director Mohan seconded the motion, which passed unanimously.

RESOLUTION ESTABLISHING ADDITIONAL OUT-OF-DISTRICT MEETING PLACE

The Board discussed establishing additional out-of-District meeting places at the offices of the FCCA and Classic Chevrolet and updating the address for the District's engineer's office. Following discussion, Director Cypert moved to (1) adopt a Resolution Establishing Additional Out-of-District Meeting Places and Changing District Office; (2) authorize the publication of a notice of the locations of the meeting places established outside of the District; and (3) direct that the resolution be filed appropriately and retained in the District's records. Director Mohan seconded the motion, which passed unanimously.

MAINTENANCE AND REPAIR OF DISTRICT FACILITIES (FCCA) AND COMMUNITY DEVELOPMENT PROJECTS, LONG TERM PARK PLANNING AND PROJECT DEVELOPMENT, AND BROOKS LAKE TRAIL MATTERS

Mr. Pella stated that he will obtain cost estimates for removing and replacing several Chinese tallow trees located near the boathouse for review at the next Board meeting. Discussion ensued regarding options for replanting the trees.

Additional discussion ensued regarding the District's budget for installing plants, flowers, seeding, a park bench, and security cameras. Director Craig recommended keeping the budget line item for park consultant costs pending a response to the District's outstanding offer for the tract of land for sale along Brooks Lake Trail. He stated that the landowner is obtaining an appraisal for the tract. Mr. Pella reported on anticipated increased landscape maintenance costs for the District's Lake Pointe area in an amount that is almost the double the current amount due to the FCCA's new landscape maintenance service contract effective in January 2022. Following discussion, Director Cypert moved to additionally amend the District's budget for fiscal year end July 31, 2022, to add a line item for park landscaping enhancements in the amount of \$100,000.00. Director Mohan seconded the motion, which passed unanimously.

Mr. Pella reported on unlevel paver walkways located on District property near landscaped beds. Following discussion, the Board requested that the unlevel pavers be repaired.

Mr. Pella reported on Brooks Lake Trail maintenance, including lighting improvements and tree trimming around the trails. He stated that the bulkhead repairs are being monitored and the Board will be kept updated on the status of the repairs.

Director Craig discussed planned coordination with FCCA on locations for the proposed installation of security cameras along Brooks Lake Trail.

PROPOSED LIGHTING PROJECT AT LAKE POINTE PEDESTRIAN BRIDGE

Director Craig reported that there has not been any progress on the City of Sugar Land’s proposed lighting project at the Lake Pointe Pedestrian Bridge and there has been a change in city personnel working on the project. He stated that, as the Board’s interim liaison for the proposed project, he is monitoring the Board’s previously discussed concerns related to the project and he will keep the Board apprised as it progresses.

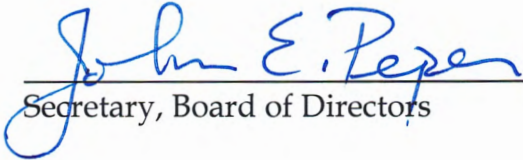
CONVENE IN EXECUTIVE SESSION

The Board did not convene in this executive session.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.

(SEAL)




Secretary, Board of Directors

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