

MINUTES
FIRST COLONY MUNICIPAL UTILITY DISTRICT NO. 10

January 12, 2022

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 12th day of January, 2022, at the offices of First Colony Community Services Association ("FCCA"), 4350 Austin Parkway, 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 Mohan, thus constituting a quorum.

Also present for all or part of the meeting were Judy Osborn of McLennan & Associates, L.P; Kristen Scott of Bob Leared Interests, Inc.; Jim Cowen and Mike Wingard of 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 November 30, 2021, regular meeting. Following review and discussion, Director Peper moved to approve the meeting minutes. Director Cypert seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Osborn presented the bookkeeper's report, including the investment report and the invoices for payment. A copy of the bookkeeper's report is attached. Following review and discussion, Director Cypert moved to approve the bookkeeper's report and authorize payment of the invoices as presented. Director Peper seconded the motion, which passed unanimously.

ANNUAL DISCLOSURE STATEMENTS

Mr. Pagan reported that in accordance with the District's Investment Policy, the

District's bookkeeper and Investment Officer, are required to execute disclosure statements that disclose any relationships with banks and brokers who seek to sell investments to the District. He stated that the disclosure statements are filed annually with the Texas Ethics Commission. Following review and discussion, Director Peper moved to accept the disclosure statements, and direct the statements be filed appropriately and retained in the District's official records. Director Cypert seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Scott presented and reviewed the tax assessor/collector's reports for November and December, 2021, including the list of top delinquent taxpayers. Copies of the tax assessor/collector's reports are attached. Ms. Scott reported that the District's 2021 taxes were 39.4% collected as of December 30, 2021.

Ms. Scott presented and reviewed a delinquent tax report from Perdue, Brandon, Fielder, Collins & Mott, L.L.P. dated January 12, 2021.

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

ANNUAL CONTINUING DISCLOSURE REPORT

Mr. Pagan reviewed the District's Annual Report for filing with the appropriate information depositories in accordance with the District's Continuing Disclosure of Information Agreements and as required by SEC Rule 15c2-12 by January 31, 2022. Following review and discussion, Director Cypert moved to approve the Annual Report and direct that the report be filed appropriately and retained in the District's official records. Director Higgins seconded the motion, which passed unanimously.

PROCEDURES FOR CONTINUING DISCLOSURE COMPLIANCE

The Board reviewed the District's procedures for continuing disclosure compliance. Mr. Pagan stated that no changes to the procedures are required at this time.

ANNUAL REPORT REGARDING POST-ISSUANCE COMPLIANCE POLICY

Mr. Pagan reported on the District's compliance activities during the prior calendar year related to bond financings. He stated that no corrective action is required at this time.

RESOLUTION ESTABLISHING ADDRESSES AND METHODS FOR TEXAS PUBLIC INFORMATION ACT REQUESTS

The Board reviewed a memorandum regarding designating addresses and methods for receipt of requests for public information under the Texas Public Information Act ("TPIA Requests"), a copy of which is attached. The Board considered designating a mailing address and an email address and approving other methods for receipt of TPIA Requests, pursuant to Section 552.234 of the Texas Government Code. After review and discussion, Director Cypert moved to: (1) adopt a Resolution Establishing Addresses and Methods for Texas Public Information Act Requests ("Resolution") to (a) designate the address of the District's official office as the mailing address and firmud010@txdistricts.info as the email address for receipt of TPIA Requests to the District, and (b) direct that the designated addresses and methods be printed on the sign displayed by the District under Section 552.205, Texas Government Code; and (2) direct the resolution to be filed appropriately and retained in the District's official records. Director Higgins seconded the motion, which passed unanimously.

MAINTENANCE AND REPAIR OF DISTRICT FACILITIES (FCCA) AND COMMUNITY DEVELOPMENT PROJECTS

Mr. Cowen reported on the status of LJA Engineering, Inc.'s ("LJA") evaluation and design of Brooks Lake bulkhead repairs. He reviewed a map indicating LJA's recommendations for repairs for the Brooks Lake bulkhead located within the District, including wall replacement and repairs of areas of subsidence and erosion, tiebacks, and holes in the sheetpile. A copy of the map is attached. Mr. Cowen stated that LJA will provide a cost estimate for the recommended repairs next month. Following review and discussion, the Board concurred to authorize the installation of approximately 50 linear feet of rip rap in the areas of erosion near the Hyatt Place in an amount not to exceed \$25,000.00.

Mr. Wingard reviewed a proposal for the removal of 104 Chinese Tallow trees along the Brooks Lake Trail from Westco Grounds Maintenance, LLC ("Westco") in the amount of \$42,760.00. A copy of the proposal is attached. Mr. Wingard discussed recommendations from FCCA's arborist for the staggered planting of trees in thirty-gallon or forty-five-gallon containers to replace the removed trees in the approximate amount of \$68,000.00. He responded to Board members' questions regarding the arborist's recommendations for the proposed replacement trees, including sizes, species, locations, and the schedule for planting. Following review and discussion, Director Higgins moved to approve the removal of up to 104 Chinese Tallow trees along the Brooks Lake Trail by Westco, subject to FCCA's simultaneous coordination with the arborist to plant approximately \$68,000.00 in replacement trees in thirty-gallon or forty-five-gallon containers per the arborist's recommendations. Director Cypert seconded the motion, which passed unanimously.

Mr. Wingard reviewed a cost estimate for the pruning of 14 Elm and 7 Cypress trees located behind the townhomes in the District from The Urban Foresters in the amount of \$4,500.00. A copy of the cost estimate is attached. Following review and discussion, Director Higgins moved to authorize the pruning of the trees by The Urban Foresters in the amount of \$4,500.00. Director Peper seconded the motion, which passed unanimously.

The Board requested to be notified of the schedules for removal, planting, and pruning of the trees.

LONG TERM PARK PLANNING AND PROJECT DEVELOPMENT

Director Craig reported that there was no response to the District's outstanding offer for the tract of land for sale along Brooks Lake Trail and a response was not anticipated to be received soon.

PROPOSED LIGHTING PROJECT AT LAKE POINTE PEDESTRIAN BRIDGE

Director Craig reported on the status of the City of Sugar Land's ("COSL") proposed lighting project at the Lake Pointe Pedestrian Bridge. He stated that COSL has contacted key commercial stakeholders but has not yet contacted the homeowners association for comments regarding the proposed project. He stated that he will keep the Board apprised as the project progresses.

AMENDMENT TO MAINTENANCE AGREEMENT FOR RECREATIONAL FACILITIES

Mr. Cowen reviewed a memorandum from FCCA requesting supplemental funding for the District's Lake Pointe area for the increased amount of flower bed plantings above the average cost of landscape maintenance throughout the rest of FCCA's service area. A copy of the memorandum is attached. Mr. Cowen stated that the supplemental funding would be in the annual amount of \$32,419.04, during the January 2022 through December 2024 term of FCCA's new landscape maintenance service contract. Following discussion, the Board requested that David Pella of FCCA review the Maintenance Agreement for Recreational Facilities between the District and FCCA and report on any needed updates to the agreement, including updates related to the requested supplemental funding.

BROOKS LAKE TRAIL MATTERS

Director Higgins reported on a request received from a resident to shield the light from a lamp post that shines onto the resident's back patio. Following discussion, the Board requested that information regarding the request be provided to Mr. Pella for review and to provide a recommended response to the resident.

2022 DIRECTORS ELECTION

Mr. Pagan discussed procedures related to the 2022 Directors Election. He reviewed a Resolution Designating an Agent of the Secretary of the Board of Directors During the 2022 Directors Election Period. Following review and discussion, Director Cypert moved to adopt a Resolution Designating an Agent of the Secretary of the Board During the 2022 Directors Election Period appointing Justine M. Cherne as the agent of the Secretary of the Board to perform the duties of the District's Directors Election, authorize the agent to post the related notice as required, and direct that the resolution be filed appropriately and retained in the District's official records. Director Higgins seconded the motion, which passed unanimously.

Mr. Pagan reported on requirements to post a Notice of Deadline to File Applications for Place on the Ballot for the 2022 Directors Election. Following review and discussion, Director Cypert moved to authorize the Secretary's agent to post the notice as required. Director Higgins seconded the motion, which passed unanimously.

Mr. Pagan stated that the District will need to contract with Fort Bend County to conduct the District's 2022 Directors Election. After discussion, Director Cypert moved to contract with Fort Bend County to administer the District's election. Director Higgins seconded the motion, which passed unanimously.

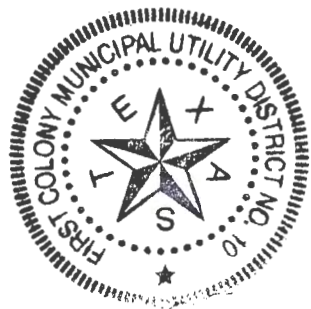
Mr. Pagan reviewed an Order Calling Directors Election. Following review and discussion, Director Cypert moved to adopt the Order Calling Directors Election, subject to finalization, and direct that the order be filed appropriately and retained in the District's official records. Director Higgins seconded the motion, which passed unanimously.

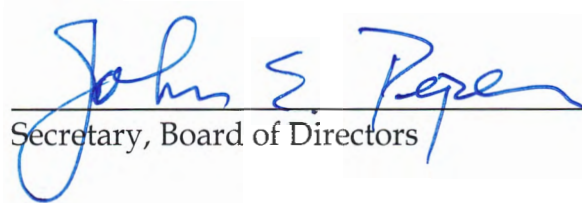
Mr. Pagan discussed that a Notice of Election may be required to be posted or published and provided to the County Clerk and Voter Registrar of Fort Bend County. Following discussion, Director Cypert moved to authorize the Secretary's agent to post or publish and provide to the County Clerk and Voter Registrar a Notice of Election, if required, and to direct that the notice be filed appropriately and retained in the District's official records. Director Higgins seconded the motion, which passed unanimously.

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

[SIGNATURE PAGE FOR THE MINUTES OF THE JANUARY 12, 2022, BOARD MEETING]

(SEAL)




Secretary, Board of Directors

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