

MINUTES  
FIRST COLONY MUNICIPAL UTILITY DISTRICT NO. 10

September 14, 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 14<sup>th</sup> day of September, 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 Cypert, thus constituting a quorum.

Also present for all or part of the meeting were Steven Eustis of Robert W. Baird & Co. Incorporated; Judy Osborn of McLennan & Associates, L.P; Kristen Scott of Bob Leared Interests, Inc.; Ali McDonald of McDonald & Wessendorff Insurance; 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 June 8, 2022, regular meeting. Following review and discussion, Director Peper moved to approve the meeting minutes, as written. Director Higgins 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 Peper moved to approve the bookkeeper's report and authorize payment of the invoices as presented. Director Mohan seconded the motion, which passed unanimously.

## AMENDMENT TO AGREEMENT FOR SERVICES FOR BOOKKEEPER

Ms. Osborn reviewed an Amended and Restated Agreement for Services for Bookkeeper. Following review and discussion, Director Higgins moved to authorize execution of the Amendment to Agreement for Services for Bookkeeper. Director Peper seconded the motion, which passed unanimously.

## TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Scott reviewed the tax assessor/collector's report, including a list of top delinquent taxpayers. Copies of the tax assessor/collector's reports for June, July, and August, 2022 are attached. Ms. Scott reported that the District's 2021 taxes were 99.5% collected as of August 31, 2022.

Ms. Scott reviewed a delinquent tax report from Perdue, Brandon, Fielder, Collins & Mott, L.L.P. dated September 13, 2022, a copy of which is attached.

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

## DISCUSS 2022 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

The Board considered the District's 2022 tax rate. Mr. Eustis distributed and reviewed a debt service tax rate analysis, a copy of which is attached. Mr. Eustis recommended a total tax rate of \$0.145 per \$100 of assessed valuation comprised of a debt service tax rate of \$0.065 per \$100 assessed valuation and an operation and maintenance tax rate of \$0.08 per \$100 assessed valuation. Discussion ensued regarding the District's operation and maintenance tax rate and budget and scheduling a workshop meeting to develop a budget for proposed District projects. Mr. Pagan discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Higgins moved to authorize the tax assessor/collector to publish notice in a qualified local newspaper of the District's public hearing on November 9, 2022, to set the proposed 2022 total tax rate of \$0.145 per \$100 of assessed valuation, with \$0.065 allocated for debt service and \$0.08 allocated for operations and maintenance. Director Peper seconded the motion, which passed unanimously.

## RENEWAL OF DISTRICT'S INSURANCE POLICIES

Ms. McDonald distributed and reviewed a renewal proposal for the District's insurance policies expiring on November 29, 2022. After review and discussion, Director Higgins moved to accept the proposal from McDonald & Wessendorff

Insurance for renewal of the District's insurance policies in the amount of \$11,887.00. Director Mohan seconded the motion, which passed unanimously.

AMENDED RESOLUTION ESTABLISHING ADDRESSES AND METHODS FOR TEXAS PUBLIC INFORMATION ACT REQUESTS

Mr. Pagan reviewed with the Board an Amended Resolution Establishing Addresses and Methods for Texas Public Information Act Requests ("Amended Resolution") to clarify the addresses and methods for receipt of requests for public information under the Texas Public Information Act ("TPIA Requests"). After review and discussion, Director Peper moved to: (1) adopt the Amended Resolution to (a) designate the address of the District's official office and mailing address as the designated mailing address and [firmud10@txdistricts.info](mailto:firmud10@txdistricts.info) as the designated 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 Amended Resolution to be filed appropriately and retained in the District's official records. Director Mohan seconded the motion, which passed unanimously.

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

Mr. Wingard reported that removal of 104 invasive Chinese Tallow trees from along the Brooks Lake Trail is nearly complete. He stated that irrigation modifications will begin soon, and replacement trees will begin to be planted in October 2022 per the horticulturalist's recommendations.

Mr. Wingard reported on maintenance and repair of District facilities and responded to inquiries. He stated that he will follow-up on matters related to eradicating apple snails in the lake, landscape maintenance around the boathouse, fertilizing the Cypress Trees, treating tree fungus, maintenance specifications for the trail lights, and installing ground cover or edging to preventing dirt runoff on the trail located in front of the hospital.

Mr. Wingard stated that there was no update regarding the ongoing evaluation of options for additional bulkhead repairs.

Director Craig requested that the FCCA's attorney prepare an amendment to the Maintenance Agreement for Recreational Facilities between the District and FCCA for review at the next meeting.

LONG TERM PARK PLANNING AND PROJECT DEVELOPMENT

The Board concurred to defer this item.

BROOKS LAKE TRAIL

The Board concurred to defer this item.

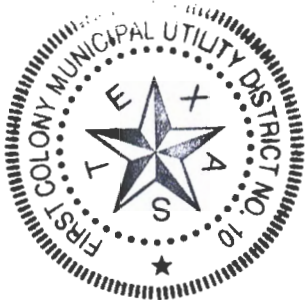
MEETING SCHEDULE

Following discussion, the Board concurred to meet on November 9, 2022. Director Higgins stated that he is unable to attend in-person on November 9, 2022.

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

[SIGNATURE PAGE FOR THE MINUTES OF THE SEPTEMBER 14, 2022, BOARD MEETING]

(SEAL)



*John E. Peper*  
Secretary, Board of Directors

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