

MINUTES
FIRST COLONY MUNICIPAL UTILITY DISTRICT NO. 10

January 11, 2023

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 11th day of January, 2023, 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 Craig, thus constituting a quorum.

Also present for all or part of the meeting were Judy Osborn of McLennan & Associates, L.P; Shammarie Leon of Bob Leared Interests, Inc.; David Pella 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 28, 2022, regular meeting. Following review and discussion, Director Peper moved to approve the meeting minutes, as written. Director Cypert seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS AND ADOPT AMENDED BUDGET FOR FISCAL YEAR END JULY 31, 2023

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.

The Board considered adopting an amended budget for the fiscal year ending July 31, 2023, reflecting revised maintenance and operations revenue.

Following review and discussion, Director Mohan moved to (1) approve the bookkeeper's report and authorize payment of the invoices as presented; and (2) adopt

an amended budget for the fiscal year ending July 31, 2023. 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 that the statements be filed appropriately and retained in the District's official records. Director Higgins seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Leon reviewed the tax assessor/collector's report, including the checks presented for approval. A copy of the tax assessor/collector's report is attached. Ms. Leon reported that the District's 2022 taxes were 41.7% collected as of December 31, 2022.

Ms. Leon reviewed a delinquent tax report from Perdue, Brandon, Fielder, Collins & Mott, L.L.P. dated January 11, 2023, 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.

ADOPT RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

The Board considered establishing the District's tax exemptions for the 2023 tax year and reviewed a proposed Resolution Concerning Exemptions from Taxation. Following review and discussion, Director Mohan moved to adopt a Resolution Concerning Exemptions from Taxation, which provides for the exemption from ad valorem taxation the amount of \$40,000 for individuals who are disabled or are sixty-five years of age or older and an exemption of 20% of the appraised value of residence homesteads. Director Peper seconded the motion, which passed by 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, 2023. Following review and discussion, Director Peper 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.

MAINTENANCE AND REPAIR OF DISTRICT FACILITIES (FCCA), COMMUNITY DEVELOPMENT PROJECTS, AND BROOKS LAKE TRAIL

Mr. Pella reported on maintenance and repair of District facilities and responded to questions, including the planned cleaning of the trail lights at the end of the month, continued review of needed repairs for sloughing at the bulkhead near the north end of the trail, ongoing treatment for apple snails in the lake, bi-weekly trail light inspections, and planned repairs of leaks in the irrigation system.

Mr. Pella reported that he determined that the FCCA is responsible for maintenance of the bulkhead in Sections 4 and 5 of the neighborhood.

Mr. Pella stated that he reported the dirt runoff on the trail to the City of Sugar Land. He provided a copy of a monthly service invoice for the bait boxes and stated that he will inspect a few of them to be certain they are serviced at the end of each month per the invoice.

Mr. Pella reviewed a Site Visit Report from Dr. W. Todd Watson, PhD, BCMA, dated December 16, 2022, a copy of which is attached. Discussion ensued regarding the number of trees that have been planted to replace the Chinese Tallow trees removed from along the Brooks Lake Trail. It was noted that the Board previously approved planting 67 replacement trees. Mr. Pella stated that he would follow up with Dr. Watson to determine the number and what type of trees were planted and whether additional trees could be planted along the trail. Following review and discussion, Director Mohan moved to (1) approve planting of trees per Dr. Watson's recommendations; and (2) request clarification from Dr. Watson regarding the number of trees that could be planted along the trail to create as much shade as possible. Director Peper seconded the motion, which passed unanimously.

Mr. Pagan stated that he will review a proposed amendment to the Maintenance Agreement for Recreational Facilities between the District and FCCA received earlier in

the day.

In response to Director Mohan's question, Mr. Pella stated that he will follow up on camera installation.

LONG TERM PARK PLANNING AND PROJECT DEVELOPMENT

The Board concurred to defer this item.

MEETING SCHEDULE

Following discussion, the Board concurred to meet on March 8, 2023.

CONDUCT WORKSHOP REGARDING DISTRICT PROJECTS

The Board concurred to defer this item.

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 11, 2023, BOARD MEETING]

(SEAL)



John E. Popen
Secretary, Board of Directors

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