

MINUTES  
FIRST COLONY MUNICIPAL UTILITY DISTRICT NO. 10

May 10, 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 10<sup>th</sup> day of May, 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 in person, thus constituting a quorum.

Also present for all or part of the meeting were Les Newton of Planned Community Developers, Ltd.; Nick Laettner and Garrett Grassau of The Morgan Group; David Smalling of Robert W. Baird & Co. Incorporated; Chad Hablinski of Costello, Inc.; 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 March 8, 2023, regular meeting. Following review and discussion, Director Peper moved to approve the meeting minutes, as written. Director Mohan seconded the motion, which passed unanimously.

REPORT REGARDING NEW DEVELOPMENT IN THE DISTRICT

Mr. Newton and Mr. Laettner gave a presentation regarding the proposed development of a 6.5-acre tract by The Morgan Group to include luxury apartments, co-working office space, and meeting space. Mr. Newton requested that the Board consider entering into a reimbursement agreement for the proposed development. Discussion ensued. Following review and discussion, the Board concurred to hold a special meeting on May 31, 2023, to review additional information regarding the

proposed development.

#### 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. Discussion ensued regarding anticipated revenues. Following review and discussion, Director Cypert moved to approve the bookkeeper's report and authorize payment of the invoices as presented. Director Mohan seconded the motion, which passed unanimously.

#### TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Leon reviewed the tax assessor/collector's reports for March and April, 2023, including a list of the checks presented for approval. Copies of the tax assessor/collector's reports are attached. Ms. Leon reported that the District's 2022 taxes were 98.2% collected as of April 30, 2023.

Ms. Leon reviewed a delinquent tax report from Perdue, Brandon, Fielder, Collins & Mott, L.L.P. dated May 10, 2023, a copy of which is attached.

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

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

Mr. Pella reported on maintenance and repair of District facilities, including mowing, landscape and trail light maintenance, and plantings. He recommended removing a tree located near the dog park as requested by a homeowner due to its location near electrical power lines and trimming performed by CenterPoint Energy. Following discussion, the Board concurred with Mr. Pella's recommendation to remove the tree.

Mr. Pella discussed performing erosion control at several areas along Brooks Lake. He recommended installing rip rap at locations near the boat house, including a location on the north side of the lake, in the amount of \$64,000.00. He stated that he is working to obtain recommendations and a quote for native plant options to use for screening and erosion control at other locations. He said he will distribute the recommendations and quote to the Board when received. Following review and discussion, the Board concurred with Mr. Pella's recommendation to install rip rap at the locations as discussed in the amount of \$64,000.00.

The Board requested that additional shade trees be planted along the Brooks

Lake Trail. Following discussion, the Board authorized Directors Higgins and Mohan to meet with Mr. Pella for a site visit to coordinate proposed shade tree planting locations along the trail.

#### LONG TERM PARK PLANNING AND PROJECT DEVELOPMENT

Director Craig stated he confirmed that the tract of land previously for sale along the Brooks Lake Trail is not available for purchase for park use. Following discussion, the Board concurred to review the conceptual options for improvement of sites along the Brooks Lake Trail previously prepared by TBG Partners at the May 31, 2023, special meeting.

#### MEETING SCHEDULE

Following discussion, the Board tentatively concurred to hold a regular meeting on August 9, 2023, after its special meeting on May 31, 2023.

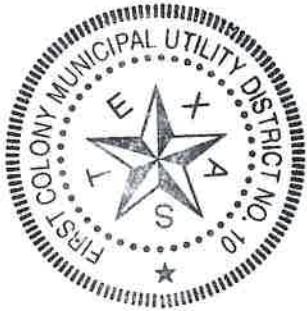
#### CONDUCT WORKSHOP REGARDING DISTRICT PROJECTS

The Board discussed planning for proposed District parks, trees, and landscaping projects and developing a list of proposed District projects for discussion at the May 31, 2023, special meeting.

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

[SIGNATURE PAGE FOR THE MINUTES OF THE MAY 10, 2023, BOARD MEETING]

(SEAL)



*John E. Pepen*  
Secretary, Board of Directors

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