

MINUTES
FIRST COLONY MUNICIPAL UTILITY DISTRICT NO. 10

March 13, 2024

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 13th day of March, 2024, 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, except Director Craig, thus constituting a quorum. Director Higgins attended by teleconference.

Also present for all or part of the meeting were Les Newton of Planned Community Developers, Ltd. ("PCD"); Judy Osborn and Leigh Vitols of McLennan & Associates, L.P ("McLennan"); Shammarie Leon of Bob Leared Interests, Inc.; Bill Grantham of FCCA; and Greer Pagan and Kia Fields of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no public comments.

APPROVE MINUTES

The Board considered approving the minutes of the January 10, 2023, regular meeting. Following review and discussion, Director Cypert 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 updated the Board on the status of the proposed development of a 6.5-acre tract by The Morgan Group and discussed alternative options for developing the area, if necessary, including procedures for same. Discussion ensued, and Mr. Newton addressed questions from the Board. Mr. Pagan then updated the Board on efforts to finalize the Development Financing Agreement with The Morgan Group related to the proposed development.

INQUIRY REGARDING CONVEYANCE OF DISTRICT PROPERTY

Mr. Newton updated the Board regarding the status of PCD's plan to develop a multiuse site consisting of approximately 53.88 acres located near the District, including the timeframe for the development and coordination with the City of Sugar Land. He said he will keep the Board updated on the proposed development project.

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 Mohan seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Leon reviewed the tax assessor/collector's reports for January and February, 2024, 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 2023 taxes were 96.98% collected as of February, 2024.

Ms. Leon reviewed a delinquent tax report from Perdue, Brandon, Fielder, Collins & Mott, L.L.P. A copy of the delinquent tax 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 Cypert seconded the motion, which passed unanimously.

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

Mr. Grantham reported FCCA reviewed and verified that FCCA's outstanding invoices for 2019 through 2023 are for services performed for additional District maintenance and repairs, as directed, and approved by the Board. He presented a description of the approved services and the amount for each totaling \$271,790.51, including a copy of each invoice, for the Board's review. Mr. Grantham addressed questions from the Board and discussion ensued, including discussion regarding options to alleviate late invoicing going forward. Following review and discussion, the Board concurred to defer reimbursement for the invoices, pending McLennan's verification that the invoices were not paid and ABHR's verification that the work was approved. The Board additionally concurred to add a clause to address late invoicing in the pending amendment to the District's Maintenance Agreement for Recreational Facilities.

2024 DIRECTORS ELECTION

Mr. Pagan discussed procedures related to the 2024 Directors Election. He presented a Certificate Declaring Unopposed Status of Candidates for Election to the Board executed by the Board Secretary stating that the District received two candidate applications for the three director positions for the May 4, 2024 Directors Election. Following review and discussion, Director Mohan moved to accept the Certificate Declaring Unopposed Status of Candidates for Election to the Board. Director Peper seconded the motion, which passed unanimously.

Mr. Pagan presented and reviewed with the Board an Order Cancelling Election and Declaring Unopposed Candidates Elected to Office stating that the May 4, 2024 Directors Election is cancelled and that the unopposed candidates, Zac Cypert and Stephen D. Higgins, are declared elected to office to serve from May 4, 2024, until the directors election on May 6, 2028, or until their successors have been duly elected or appointed and have qualified. Following review and discussion, Director Mohan moved to adopt the Order Cancelling Election and Declaring Unopposed Candidates Elected to Office. Director Peper seconded the motion, which passed unanimously.

Mr. Pagan discussed that the Board had approved entering into a contract with Fort Bend County to administer the District's 2024 Directors Election. Following discussion, Director Mohan moved to cancel the contract with Fort Bend County for election services for the 2024 Directors Election. Director Peper seconded the motion, which passed unanimously.

DISCUSS APPOINTING A NEW DIRECTOR, INCLUDING PROCEDURES FOR SELECTION OF CANDIDATES

The Board discussed appointing a new Director to the Board, including procedures for selection of candidates.

MEETING SCHEDULE

Following discussion, the Board concurred to hold a regular meeting on May 8, 2024.

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

Ms. Osborn reported that the District did not previously pay FCCA's outstanding invoices for 2019 through 2023.

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

[SIGNATURE PAGE FOR THE MINUTES OF THE MARCH 13, 2024, BOARD MEETING]


Secretary, Board of Directors

(SEAL)



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