

MINUTES
FIRST COLONY MUNICIPAL UTILITY DISTRICT NO. 10

June 12, 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 12th day of June, 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:

Vacant	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 Higgins, thus constituting a quorum.

Also present for all or part of the meeting were Leigh Vitols of McLennan & Associates, L.P; Shammarie Leon of Bob Leared Interests, Inc.; Bill Grantham of FCCA; and Greer Pagan, Kia Fields, and Maricela Guerrero of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no public comments.

APPROVE MINUTES

The Board considered approving the minutes of the March 13, 2024, regular meeting. Following review and discussion, Director Cypert moved to approve the meeting minutes, as written. Director Peper seconded the motion, which passed unanimously.

REPORT REGARDING NEW DEVELOPMENT IN THE DISTRICT

Mr. Pagan reported there was no further progress on finalizing the Development Financing Agreement with The Morgan Group for the proposed development of a 6.5-acre tract and no update on the status of the development.

INQUIRY REGARDING CONVEYANCE OF DISTRICT PROPERTY

Mr. Pagan reported he is in communication with Planned Community Developers, Ltd. ("PCD") regarding a proposed land swap with the District related to the approximately 53.88 acres PCD plans to develop near the District. Discussion ensued regarding options available to the District, including procedures for same and plans to discuss further at a future Board meeting.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Vitols 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 Mohan moved to approve the bookkeeper's report and authorize payment of the invoices as presented. Director Peper seconded the motion, which passed unanimously.

ADOPT BUDGET FOR FISCAL YEAR END JULY 31, 2025

The Board reviewed a draft budget for fiscal year ending July 31, 2025. Following review and discussion, Director Mohan moved to adopt the budget for fiscal year ending July 31, 2025, as presented. Director Peper seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS AND AUTHORIZE COLLECTION OF DELINQUENT TAXES

Ms. Leon reviewed the tax assessor/collector's reports for March, April, and May, 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 98.05% collected as of May, 2024.

Ms. Leon reviewed a delinquent tax report from Perdue, Brandon, Fielder, Collins & Mott, L.L.P., including a list of twelve eligible uncollectible personal property tax accounts in the total amount of \$3,242.95. A copy of the delinquent tax report is attached.

Following review and discussion, Director Cypert moved to (1) approve the tax assessor/collector's report and payment of the tax bills; (2) approve transferring the twelve eligible uncollectible personal property tax accounts to the uncollectible roll; and (3) authorize Perdue, Brandon, Fielder, Collins & Mott LLP to proceed with the collection of delinquent 2024 taxes outstanding as of July 1, 2024. Director Peper 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 reviewed with the Board additional outstanding invoices in the amount of \$32,653.60 for FCCA's maintenance and repair services performed for District facilities that had not been previously submitted to the Board for approval and payment. Copies of the additional outstanding invoices are attached.

Mr. Grantham reported FCCA reviewed and verified that FCCA's previous outstanding invoices for 2019 through 2023 totaling \$271,790.51 are for services performed for additional District maintenance and repairs, as directed and approved by the Board. Copies of the invoices are attached. Mr. Pagan reported ABHR verified that the services were approved in the meeting minutes, and with the Board's concurrence, Ms. Vitols issued check no. 1070 in the amount of \$271,790.51 payable to FCCA for the invoices. The Board tabled action on the additional outstanding invoices in the amount of \$32,653.60.

Mr. Grantham reviewed a proposal in the amount of \$560.00 for planting a Drake Elm tree in place of a dead tree that was removed near 1350 Lake Pointe Parkway per a resident's request. A copy of the proposal is attached. Following review and discussion, Director Mohan moved to authorize FCCA to plant a Drake Elm tree in place of a dead tree that was removed near 1350 Lake Pointe Parkway in the amount of \$560.00. Director Peper seconded the motion, which passed unanimously.

2024 DIRECTORS ELECTION, INCLUDING CERTIFICATE OF ELECTION

The Board considered approving a Certificate of Election, reflecting the election of Zac Cypert and Stephen D. Higgins to the Board, each for a four-year term. After review and discussion, Director Peper moved to approve the Certificate of Election and the distribution of same to Directors Cypert and Higgins, and direct that the Certificate of Election be filed appropriately and retained in the District's official records. Director Mohan seconded the motion, which passed unanimously.

DIRECTORS' SWORN STATEMENTS AND OATHS OF OFFICE

The Board reviewed the Sworn Statements and Oaths of Office for Directors Cypert and Higgins. After review and discussion, Director Peper moved to approve the Sworn Statements and Oaths of Office and direct that the documents be filed appropriately and retained in the District's official records, and that the Oaths of Office be filed with the Secretary of State, as required by law. Director Mohan seconded the motion, which passed unanimously.

REORGANIZE THE BOARD

The Board considered reorganizing officer positions. Following discussion, the Board concurred to defer reorganizing until a new Director is appointed to the Board.

DISTRICT REGISTRATION FORM

The Board reviewed an updated District Registration Form, reflecting the terms of the newly elected directors and current contact information for the District's consultants. Following review and discussion, Director Peper moved to authorize filing of the updated District Registration Form with the Texas Commission on Environmental Quality and direct that the form be retained in the District's official records. Director Mohan seconded the motion, which passed unanimously.

TEXAS PUBLIC INFORMATION ACT ("TPIA") TRAINING

Mr. Pagan discussed the TPIA and noted that the Texas Legislature has made it explicit that officers and employees of governmental entities are temporary custodians of public information. He distributed a memorandum regarding Texas Open Meetings Act ("TOMA") and TPIA training requirements and noted that all Directors were previously required to complete TOMA training. Mr. Pagan encouraged the Board to receive TPIA training as soon as possible and forward their certificate of completion to ABHR for inclusion in the District's permanent records.

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

The Board generally discussed appointing a new Director to the Board.

MEETING SCHEDULE

Following discussion, the Board concurred to hold a regular meeting on August 14, 2024.

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

[SIGNATURE PAGE FOR THE MINUTES OF THE JUNE 12, 2024, BOARD MEETING]

(SEAL)



John E. Pappas
Secretary, Board of Directors

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