

MINUTES

FIRST COLONY MUNICIPAL UTILITY DISTRICT NO. 10

April 9, 2025

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 9th day of April, 2025, 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:

Zac Cypert	President
Stephen D. Higgins	Vice President
John E. Peper	Secretary
Gordon L. Franklin	Assistant Vice President
Marta Mohan	Assistant Secretary

and all of the above were present in person, thus constituting a quorum. Director Higgins attended by teleconference.

Also present for all or part of the meeting were Logan Haffelder of Quiddity Engineering, LLC; Chad Hablinski of Costello, Inc.; Renee Butler of McLennan & Associates, LP ("McLennan"); Shammarie Leon of Bob Leared Interests, Inc.; Bill Grantham of FCCA; and Greer Pagan 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 January 8, 2025, regular meeting. Following review and discussion, Director Cypert moved to approve the meeting minutes, as written. Director Mohan seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Butler presented the bookkeeper's report, including the investment report and the invoices for payment. A copy of the bookkeeper's report is attached. Ms. Butler stated the District received the 2024 rebate payment due from the City of Sugar Land, which is reflected in the bookkeeper's report. Director Higgins noted corrections to the report. Ms. Butler stated a revised report would be submitted after the meeting.

Ms. Butler presented and reviewed a draft budget for the District's July 31, 2026, fiscal year end, a copy of which is attached to the bookkeeper's report. Discussion ensued regarding certain line items.

Following review and discussion, Director Peper moved to approve the bookkeeper's report with the noted corrections, as discussed, and authorize payment of the invoices as presented. Director Cypert seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Leon reviewed the tax assessor/collector's reports for January, February, and March, 2025, 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 2024 taxes were 97.458% collected as of March 31, 2025.

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

REPORT REGARDING NEW DEVELOPMENT IN THE DISTRICT

Mr. Hablinski updated the Board on the status of the proposed development of a 6.5-acre tract by The Morgan Group, including the anticipated schedule for development. Discussion ensued and Mr. Hablinski addressed questions regarding same.

ENGINEERING MATTERS

Mr. Hablinski updated the Board regarding construction of the Water Line Relocation project ("Water Line Relocation") and reviewed and recommended approval of Pay Estimate No. 1 in the amount of \$123,535.15, payable to BPC, LP. ("BPC"). He also presented and recommended approval of Change Order No. 1 for a deduction to the contract in the amount of \$9,390.00 to remove unused items. The Board determined that Change Order No. 1 is beneficial to the District.

Mr. Hablinski stated that bids were received for construction of the Detention and Storm Outfall project ("Detention and Storm Outfall"). Mr. Hablinski recommended that the Board award the contract to North Houston Tandem, Inc. ("NHT") in the amount of \$285,937.80. The Board concurred that, in its judgment, NHT is a responsible bidder who will be most advantageous to the District and will result in the best and most economical completion of the project.

After review and discussion, Director Franklin moved to (1) based on the engineer's recommendation, approve Pay Estimate No. 1 in the amount of \$123,535.15 to BPC; (2) approve Change Order No. 1 in the amount of \$9,390.00 as a decrease to the contract with BPC, based upon the Board's finding that the Change Order is beneficial to the District and the engineer's recommendation; and (3) award the recommended contract, based upon the engineer's recommendation and receipt of the payment and performance bonds and the certificate(s) of insurance and endorsements, if any, provided by NHT. Director Peper seconded the motion, which passed unanimously.

DRAINAGE AND DETENTION EASEMENT AND STORM SEWER EASEMENT

The Board considered authorizing acceptance of a drainage and detention easement, a storm sewer easement, and an access easement from Lake Pointe Owner, LLC (collectively, the "Easements"). After review and discussion, Director Franklin moved to (1) authorize acceptance of the Easements, subject to finalization; and (2) direct that the Easements be filed appropriately and retained in the District's official records. Director Peper seconded the motion, which passed unanimously.

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

Mr. Grantham reported on maintenance and repair of District facilities.

Mr. Grantham reported on a request from Director Higgins for maintenance of the Cypress trees along the boardwalk, specifically addressing trees affected by ball moss and those with Cypress knee growth. He reviewed a proposal in the amount of \$600.00 to treat the ball moss, noting the treatment is expected to take up to nine months to complete. The Board requested Mr. Grantham obtain additional proposals for removing and replacing trees with Cypress knee growth.

Mr. Grantham updated the Board regarding fallen trees as a result of beavers and reviewed a proposal to wrap the remaining trees. The Board requested Mr. Grantham obtain a proposal for replacing the trees.

Mr. Grantham reported on three dead Redbud trees and reviewed a proposal in the amount of \$314.00 to remove the trees. The Board requested Mr. Grantham coordinate with the arborist to determine the appropriate type and size of replacement trees.

Mr. Grantham reported on a request from Director Higgins for cleaning and painting the District's light poles, noting FCCA is awaiting bids.

Director Franklin reported on maintenance needed for the bulkhead located near the pump station. Mr. Grantham stated FCCA will investigate and repair same.

Following review and discussion, Director Peper moved to (1) approve the ball

moss treatment at a cost not to exceed \$600.00; and (2) approve removal of three Redbud trees at a cost not to exceed \$314.00. Director Mohan seconded the motion, which passed unanimously.

BROOKS LAKE TRAIL AND REVIEW PLANS FOR IMPROVEMENT

There was no discussion regarding this matter.

UPDATE ON DISSOLUTION DISCUSSIONS WITH THE CITY

There was no discussion regarding this matter.

RESOLUTION ADOPTING COVERED APPLICATIONS POLICY

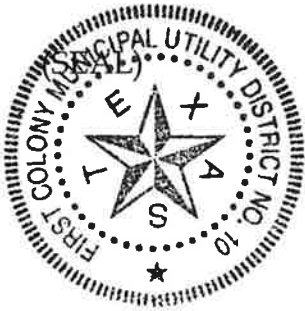
Mr. Pagan discussed legislation enacted by the Texas Legislature that requires all governmental entities to adopt a policy prohibiting the use of certain social media applications and services on government-owned or -leased devices. He stated that a model policy was developed by the Texas Departments of Public Safety and Information Resources for use by governmental entities. Mr. Pagan reviewed the proposed Covered Applications Policy with the Board. Following review and discussion, Director Peper moved to adopt a Resolution Adopting Covered Applications Policy and direct that the resolution be filed appropriately and retained in the District's official records. Director Mohan seconded the motion, which passed unanimously.

MEETING SCHEDULE

Following discussion, the Board concurred to hold a regular meeting on May 14, 2025, at 11:30 a.m.

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

[SIGNATURE PAGE FOR THE MINUTES OF THE APRIL 9, 2025, BOARD MEETING]




Assistant Vice President Secretary, Board of Directors

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