

MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

AUGUST 23, 2019

THE STATE OF TEXAS §
COUNTY OF FORT BEND §
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 131 §

The Board of Directors (the “Board”) of Fort Bend County Municipal Utility District No. 131 (the “District”) noticed a special meeting, open to the public, to be held on Friday, August 23, 2019, at 2:30 p.m., at 1980 Post Oak Boulevard, Suite 1380, Houston, Texas 77056, a designated meeting place outside the boundaries of the District. Whereupon the meeting was called to order, and the roll was called of the members of the Board, to-wit:

Jennifer Jacobs	-	President
Leslie N. Smith-Boards	-	Vice President
Risha Miller	-	Secretary/Treasurer
Timothy Dotson	-	Assistant Secretary/Treasurer
Joann Randall	-	Assistant Secretary/Treasurer

All members of the Board were present, thus constituting a quorum. Copies of the meeting notices are attached hereto.

Also present at the meeting were Tina Kelsey of Myrtle Cruz, Inc. (“MCI”), Bookkeepers for the District; Anna Duarte of Tax Tech, Incorporated (“TTI”), Tax Assessors for the District; Brian Tolden of McCall Gibson Swedlund Barfoot, PLLC (“McCall”), Auditors for the District; Juan Alexander of SiEnvironmental, LLC (“SiE”), Operators for the District; Adam Cohen of R.W. Baird & Co. (“Baird”), Financial Advisors for the District; Laura C. Davis and Deidra Daniels (paralegal) of Sanford Kuhl Hagan Davis Parker Kahn LLP (“SK Law”), Attorneys for the District; and Michael Higgins, a resident of the District.

HEAR FROM PUBLIC

The Board recognized Mr. Higgins, who inquired if future meetings could be held in the District, or at least in Fort Bend County, in close proximity to the District. Mr. Higgins also discussed SB 2 and

the impact it would have on the District's tax rate, and requested that the District consider the lowest tax rate available.

The Board next recognized Mr. Alexander, who introduced himself and advised that he was taking the place of Kyle Melgren as the District's representative with SiE.

MINUTES FOR THE MEETING OF JULY 23, 2019

The proposed minutes of the meeting of the Board held July 23, 2019, previously distributed to the Board, were presented for consideration and approval.

Upon motion by Director Dotson, seconded by Director Randall, and after full discussion, the Board voted unanimously to approve the minutes for the meeting held on July 23, 2019, as presented.

PUBLIC SAFETY/SECURITY

The Board recognized Director Miller, who provided a summary of the revised camera proposal from Today's Integration. The Board also discussed the use of cameras which would scan and read license plates as cars entered/exited Southern Colony. The Board also discussed phasing in a security program and investigating a possible partnership with Sienna Plantation Levee Improvement District ("SPLID") for additional security.

Upon motion by Director Miller, seconded by Director Dotson, and after full discussion, the Board voted unanimously to phase in the security camera proposal provided by Today's Integration, beginning with cameras at the District's recreational facilities. It was the consensus of the Board to obtain input from residents regarding the use of license plate cameras and to discuss with SPLID participation in a security program in the District.

FINANCIAL ADVISOR'S REPORT

Discuss 2019 Tax Rate/Call Public Hearing on Proposed 2019 Tax Rate

The Board recognized Mr. Cohen, who presented to and reviewed with the Board the District's 2019 tax rate analysis. The Board discussed such analysis, the options for the 2019 tax rate and possible future maintenance expenses anticipated for the District. Ms. Davis explained the procedures that the District must follow prior to adopting its 2019 tax rate, which includes publishing notice of the District's tax rate hearing in a newspaper of general circulation within the District.

Upon motion by Director Smith-Boards, seconded by Director Dotson, and after full discussion, the Board voted unanimously to authorize the publication of the Notice of Public Hearing on Tax Rate, scheduled for September 24, 2019, at 6:00 p.m., at 406 Southern Colony Avenue, Rosharon, Texas 77583, and to publish a proposed total tax rate for 2019 of \$1.05 per \$100 of assessed valuation, along with a tax rate and levy analysis as required by Chapter 49 of the Texas Water Code.

Order Authorizing Application for Approval of Bond Issue by the Texas Commission on Environmental Quality and Application for Approval by Texas Commission on Environmental Quality of Project and Issuance of Bonds

Mr. Cohen next discussed revising the District's bond application, approved at the July 23, 2019, Board meeting. Mr. Cohen advised that DR Horton would be completely built out in May or June 2020, and that the District could submit a growth application to the TCEQ based on an anticipated value of \$168,000,000. Mr. Cohen also advised that the anticipated bond issuance would be \$11,765,000, which is amount sufficient to complete all reimbursements which would be due under the Development Reimbursement Agreement.

Upon motion by Director Dotson, seconded by Director Smith-Boards, and after full discussion, the Board voted unanimously to adopt the Order Authorizing Application for Approval by Texas Commission on Environmental Quality of Project and Issuance of Bonds and the Application for Approval by Texas Commission on Environmental Quality of Project and Issuance of Bonds.

BOOKKEEPER'S REPORT

The Board recognized Ms. Kelsey, who submitted to and reviewed with the Board the Bookkeeper's Report, a copy of which is attached hereto, and certain invoices for payment by the District.

Upon motion by Director Smith-Boards, seconded by Director Dotson, and after full discussion, the Board voted unanimously to (1) approve the Bookkeeper's Report; and (2) authorize payment of the checks presented. The Board deferred action on the Amendment Budget until the next meeting.

GENERAL MANAGER JOB DESCRIPTIONS

The Board recognized Director Jacobs, who presented proposed job descriptions, duties, and work schedules for the General Manager – Administration & Operations and General Manager – Finances & Facilities.

Upon motion by Director Dotson, seconded by Director Smith-Boards, Directors Dotson, Randall, and Smith-Board voted unanimously to approve the job descriptions, duties, and work schedules for the General Manager – Administration & Operations and General Manager – Finances & Facilities, as presented. Directors Miller and Jacobs abstained.

GENERAL MANAGER’S REPORT – FINANCE & FACILITIES

The Board recognized Director Miller, who submitted to and reviewed with the Board a summary of tasks completed and in progress, noting that all tasks are logged and can be accessed via the District’s shared folder.

The Board noted that no action was necessary in connection with Director Miller’s Report.

GENERAL MANAGER’S REPORT – ADMINISTRATION & OPERATIONS

The Board recognized Director Jacobs, who submitted to and reviewed with the Board a summary of tasks completed and in progress, noting that all tasks are logged and can be accessed via the District’s shared folder. Director Jacobs also advised that she had met with the Fort Bend County Judge and other County officials, and had been advised that the District would have a representative on the SPLID Board.

The Board noted that no action was necessary in connection with Director Jacob’s Report.

ATTORNEY’S REPORT

Order Authorizing Application for Approval of Bond Issue by the Texas Commission on Environmental Quality and Application for Approval by Texas Commission on Environmental Quality of Project and Issuance of Bonds

The Board noted that the Application and Order were approved under the Financial Advisor’s Report and that no further action was needed.

Consider Approving Out-of-District Service Agreement with DR Horton

The Board next considered an out-of-district service agreement with DR Horton. Ms. Davis explained that DR Horton is still working through some of the terms, and that an agreement is not ready for the Board to consider. The Board deferred action on the agreement until the next meeting.

AWBD MID-WINTER CONFERENCE

The Board next considered approving the Directors' attendance at the AWBD Mid-Winter Conference and approving payment of per diem(s) and reimbursement of expenses.

Upon motion by Director Randall, seconded by Director Miller, the Board voted unanimously to approve the Directors' attendance at the AWBD Mid-Winter Conference and approve payment of per diem(s) and reimbursement of expenses

COMMENTS FROM BOARD MEMBERS

The Board recognized Director Smith-Boards who discussed Southern Colony's National Night Out event, which will be held October 1. Director Smith-Boards thanked SK Law for their contribution to such event and asked that others consider contributing to the community efforts

There being no further business to come before the Board, the meeting was adjourned.

PASSED, APPROVED, AND ADOPTED, this 24th day of September 2019.


Secretary, Board of Directors

