

MINUTES  
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 28

July 18, 2018

The Board of Directors (the "Board") of Brazoria County Municipal Utility District No. 28 (the "District") met in regular session, open to the public, on the 18th day of July, 2018, at Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Richard Escamilla	President
Nigel Brooks	Vice President
Linda Clem	Secretary
Ernest Hubert	Assistant Secretary
John Gordon	Assistant Vice President

and all of the above were present except Directors Clem and Escamilla, thus constituting a quorum.

Also present at the meeting were Tracy Scott of Myrtle Cruz, Inc.; David Patterson of Assessments of the Southwest, Inc.; Chance Vinklerek of LJA Engineering, Inc. ("LJA"); Chad Thumann of R West Development; Shannon Waugh of Off Cinco; Vanessa Rodriguez of Beazer Homes; and Hannah Brook and Sharon Covan of Allen Boone Humphries Robinson LLP.

WEBSITE

Ms. Waugh previewed the District's website with the Board. Discussion ensued.

MINUTES

The Board considered approving the minutes of the June 27, 2018, regular meeting. Following review and discussion, Director Gordon moved to approve the minutes of the meeting. Director Hubert seconded the motion, which passed by unanimous vote.

DEVELOPER REIMBURSEMENT REPORT

There was no report on this matter.

FINANCIAL AND BOOKKEEPING

Ms. Scott reviewed the bookkeeper's report, a copy of which is attached, and the proposed budget for the fiscal year end July 31, 2019. After review and discussion,

Director Gordon moved to approve the bookkeeper's report and the checks presented for payment and adopt the budget for the fiscal year end July 31, 2019. Director Hubert seconded the motion, which passed by unanimous vote.

The Board reviewed a summary prepared by Ms. Scott of the estimated increase in costs to hold Board meetings in the District. A copy of the summary of costs is attached.

#### TAX ASSESSMENT AND COLLECTIONS

Mr. Patterson reviewed the tax assessor/collector's report, a copy of which is attached. After review and discussion, Director Gordon moved to approve the tax assessor/collector's report. Director Hubert seconded the motion, which passed by unanimous vote.

#### STORM WATER PERMITTING MATTERS

There was no discussion on this matter.

#### ENGINEERING MATTERS

Mr. Vinklarek presented the engineering report, a copy of which is attached.

#### CANTERBURY PARK, SECTION 6, WATER, SEWER AND DRAINAGE

Mr. Vinklarek reported on Canterbury Park, Section 6, water, sewer and drainage facilities. He had no pay estimates to present to the Board.

#### MIRROR LAKE, CLEARING AND GRUBBING

There was no report on Mirror Lake, clearing and grubbing.

#### EXCAVATION OF DETENTION POND TO SERVE MIRROR LAKE

Mr. Vinklarek reported on excavation of the detention pond to serve Mirror Lake. He had no pay estimates to present to the Board.

#### MIRROR LAKE, WATER, SANITARY SEWER, DRAINAGE AND DETENTION FACILITIES

Mr. Vinklarek reported on Mirror Lake, water, sanitary sewer and drainage facilities. He presented and recommended for approval Pay Estimate No. 1 in the amount of \$409,952.52 and Pay Estimate No. 2 in the amount of \$271,691.64, submitted by R Construction Company.

### STORM WATER PUMP STATION TO SERVE MIRROR LAKE

Mr. Vinklarek reported on the storm water pump station to serve Mirror Lake. He presented and recommended for approval Pay Estimate No. 2 in the amount of \$31,059.00, submitted by C4 Partners, LLC.

### TRANQUILITY LAKES, SECTION 4, WATER, SANITARY SEWER AND DRAINAGE FACILITIES

Mr. Vinklarek reported on Tranquility Lakes, Section 4, water, sanitary sewer and drainage facilities. He had no pay estimates to present to the Board.

### CYPRESS VILLAGE, SECTION 3, WATER, SANITARY SEWER AND DRAINAGE FACILITIES

Mr. Vinklarek reported on Cypress Village, Section 3, water, sanitary sewer and drainage facilities. He had no pay estimates to present to the Board.

### MAINTENANCE OF DETENTION PONDS

Mr. Vinklarek discussed detention pond maintenance in the District and distributed a summary of the detention ponds including acreage and photographs, a copy of which is attached. Discussion ensued regarding engaging a consultant to inspect the ponds on a regular basis and report to the Board. After discussion, the Board authorized Mr. Vinklarek to obtain three proposals from consultants for a quarterly inspection of the ponds, including proposals from Champions Hydro-Lawn and Environmental Allies.

### SURPLUS FUNDS APPLICATION

Mr. Vinklarek said the surplus funds application was submitted to the Texas Commission on Environmental Quality on March 1, 2018, but the approval letter has not yet been received.

### HOUSE COUNT REPORT

Mr. Vinklarek reported on the number of homes in the District. He said there are currently 2,146 lots in the District with 2,127 homes started or built.

After review and discussion, and based on the engineer's recommendation, Director Gordon moved to: (1) approve Pay Estimate No. 1 in the amount of \$409,952.52 for Mirror Lake, water, sanitary sewer, drainage and detention facilities; (2) approve Pay Estimate No. 2 in the amount of \$271,691.64 for Mirror Lake, water, sanitary sewer, drainage and detention facilities; (3) approve Pay

Estimate No. 2 in the amount of \$31,059.00 for the Storm Water Pump Station to serve Mirror Lake; and (4) accept the engineer's report. Director Hubert seconded the motion, which passed by unanimous vote.

DEEDS, EASEMENTS AND CONVEYANCES; ENVIRONMENTAL SITE ASSESSMENT; WAIVERS OF SPECIAL APPRAISAL

There was no discussion on this matter.

HOMEOWNER ASSOCIATION MATTERS

There was no report on homeowner association matters.

MAINTENANCE AGREEMENTS

There was no report on this matter.

COST SHARING AGREEMENTS

There was no discussion on this matter.

ANNEXATION MATTERS

There was no report on this matter.

DEVELOPER FINANCING AGREEMENTS; AMENDMENTS AND ASSIGNMENTS

There was no discussion on this matter.

DEVELOPMENT IN THE DISTRICT

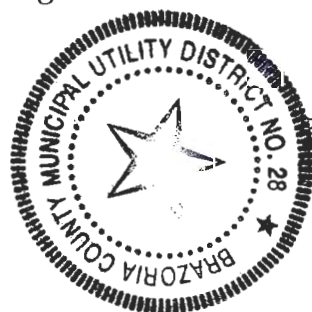
Mr. Thumann reported on development in the District. Ms. Rodriguez report on development in the District by Beazer Homes.

MEETING SCHEDULE AND IN-DISTRICT MEETINGS

The Board discussed the next Board meeting on August 15, 2018.

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

(SEAL)



*[Handwritten Signature]*  
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Secretary, Board of Directors

ATTACHMENTS TO MINUTES

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