

MINUTES
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 28

November 28, 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 28th day of November, 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.

Also present at the meeting were Tracy Scott of Myrtle Cruz, Inc.; Brittini Silva of Assessments of the Southwest, Inc.; Chance Vinklerek of LJA Engineering, Inc. ("LJA"); Josh Rambo of McCall, Gibson, Swedlund, Barfoot, PLLC; Chad Thumann of R West Development Company, LLC; Blake Kridel of Storm Water Solutions, LLC; and Hannah Brook and Sharon Covan of Allen Boone Humphries Robinson LLP.

MINUTES

The Board considered approving the minutes of the October 17, 2018, regular meeting. Following review and discussion, Director Gordon moved to approve the minutes of the meeting. Director Escamilla seconded the motion, which passed by unanimous vote.

FINANCIAL AND BOOKKEEPING

Ms. Scott reviewed the bookkeeper's report, a copy of which is attached, and the budget for the fiscal year end July 31, 2019. Ms. Scott said Heritage Bank's certificate of deposit interest rates are lower than other institutions at this time. After review and discussion, Director Escamilla moved to approve the bookkeeper's report and the checks presented for payment. Director Hubert seconded the motion, which passed by unanimous vote.

AUDIT FOR THE FISCAL YEAR END JULY 31, 2018

Mr. Rambo distributed and reviewed the audit for the fiscal year end July 31, 2018. After review and discussion, Director Brooks moved to approve the audit, subject

to final review. Director Gordon seconded the motion, which passed by unanimous vote.

TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES FOR THE ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") WINTER CONFERENCE

Discussion ensued regarding director expenses for the AWBD winter conference in Austin, Texas. After discussion, Director Escamilla moved to approve three fees of office, two hotel nights and meals that are not provided by the conference for Directors that are registered to attend. Director Gordon seconded the motion, which passed by unanimous vote.

TAX ASSESSMENT AND COLLECTIONS

Mr. Patterson reviewed the tax assessor/collector's report, a copy of which is attached. Mr. Patterson said delinquent tax notices for the RH of Texas delinquent accounts were sent to the current developer. 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.

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, drainage and detention facilities. He presented and recommended for approval Pay Estimate

No. 3 in the amount of \$51,735.15 and Pay Estimate No. 4 in the amount of \$84,870.00.

STORM WATER PUMP STATION TO SERVE MIRROR LAKE

Mr. Vinklarek reported on the storm water pump station to serve Mirror Lake. He had no pay estimates to present to the Board.

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.

HOUSE COUNT REPORT

Mr. Vinklarek reported on the number of homes in the District. He said there are currently 2,220 lots in the District with 2,154 homes started or built.

NOTIFICATION TO THE CITY OF PEARLAND

The Board reviewed a proposed letter to the City of Pearland (the "City") regarding projections for improvements and connections in 2019, a copy of which is attached to the engineer's report. Mr. Vinklarek requested authorization to submit the letter to the City.

After review and discussion, and based on the engineer's recommendation, Director Gordon moved to: (1) approve Pay Estimate No. 3 in the amount of \$51,735.15 and Pay Estimate No. 4 in the amount of \$84,870.00 for Mirror Lake, water, sanitary sewer, drainage and detention facilities; (2) authorize submission of the letter to the City regarding projections for improvements and connections in 2019; and (3) accept the engineer's report. Director Escamilla seconded the motion, which passed by unanimous vote.

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

The Board considered approving a Blanket Water Line Easement from the District to the City. Ms. Brook said the scope of the easement will be defined further as

the City's work on the underground water lines progresses. After review and discussion, Director Escamilla moved to authorize execution of the Blanket Water Line Easement. Director Hubert seconded the motion, which passed by unanimous vote.

SERVICE AGREEMENT WITH STORM WATER SOLUTIONS

The Board considered approving a Service Agreement with Storm Water Solutions to perform quarterly inspections of the District's detention and drainage facilities, create inspection reports, make recommendations for repairs, and attend Board meetings to present reports. After review and discussion, Director Gordon moved to approve the Service Agreement. Director Hubert seconded the motion, which passed by unanimous vote.

Mr. Kridel presented a report on the District's detention ponds and photographs. The Board reviewed the maintenance issues for each pond, ranked from 0 to 5, according to priority of repairs. After discussion, Director Gordon moved to authorize Mr. Kridel to prepare a cost estimate for rehabilitation of each pond. Director Hubert seconded the motion, which passed by unanimous vote.

WEBSITE

There was no discussion on this matter.

HOMEOWNER ASSOCIATION MATTERS

The Board discussed the request from Bobbie Lopez of LPI Property Management on behalf of the Emerald Stone Community Association for a monetary contribution from the District for the operation and maintenance of the Emerald Stone detention pond. After discussion, Director Escamilla authorized ABHR to send a letter informing Ms. Lopez that the District is investigating pond maintenance and rehabilitation. Director Clem seconded the motion, which passed by unanimous vote.

MAINTENANCE AGREEMENTS

There was no report on this matter.

COST SHARING AGREEMENTS

There was no further 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. Director Gordon reported on Canterbury Park.

MEETING SCHEDULE AND IN-DISTRICT MEETINGS

The Board discussed the next Board meeting on December 19, 2018. The Board agreed to change the January 16, 2019, meeting to January 30, 2019.

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

(SEAL)





Secretary, Board of Directors
Assistant Vice President

ATTACHMENTS TO MINUTES

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