

MINUTES
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 28

December 19, 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 19th day of December, 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 Hubert, 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 Vinklarek of LJA Engineering, Inc. ("LJA"); 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 November 28, 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. After review and discussion, Director Gordon moved to approve the bookkeeper's report and the checks presented for payment. Director Brooks seconded the motion, which passed by unanimous vote.

EMINENT DOMAIN REPORT

Ms. Brook informed the Board that ABHR filed an annual updated Eminent Domain Report with the Texas Comptroller on the District's behalf pursuant to state requirements.

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 Brooks 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 had no pay estimates to present to the Board.

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. 4 in the amount of \$4,230.54, 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.

HOUSE COUNT REPORT

Mr. Vinklarek reported on the number of homes in the District. He said there are currently 2,377 lots in the District with 2,158 homes started or built. Mr. Vinklarek said a letter was submitted to the City of Pearland concerning the District's 2019 home projections.

After review and discussion, and based on the engineer's recommendation, Director Gordon moved to: (1) approve Pay Estimate No. 4 in the amount of \$4,230.54 for Mirror Lake Storm Water Pump Station; and (2) 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

There was no action on this matter.

MAINTENANCE OF DETENTION PONDS

Mr. Kridel distributed a summary of the detention ponds, including photographs, and a list of the ponds and repair and maintenance issues ranked in order of severity of the repairs. The Board reviewed and discussed the pond issues and repair costs. Mr. Kridel said the total cost for repairs to the fifteen out of eighteen ponds in the District is \$443,697. After review and discussion, Director Gordon moved to authorize Storm Water Solutions to proceed with repairs to all of the detention ponds on the list. Director Escamilla seconded the motion, which passed by unanimous vote. Mr. Kridel said he will provide a schedule of the work and attend monthly Board meeting to report to the Board on the status of the repairs.

WEBSITE

There was no discussion on this matter.

HOMEOWNER ASSOCIATION MATTERS

Discussion ensued regarding providing information to homeowner associations regarding the upcoming detention pond maintenance by the District and future maintenance by the homeowner associations.

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

There was no discussion on development in the District.

MEETING SCHEDULE AND IN-DISTRICT MEETINGS

The Board discussed the next Board meeting on 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

ATTACHMENTS TO MINUTES

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