

MINUTES
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 28

February 20, 2019

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 20th day of February, 2019, at Heritage Bank, 1850 Pearland Parkway, Pearland, Texas 77581, inside 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, thus constituting a quorum.

Also present at the meeting were Tracey Scott of Myrtle Cruz, Inc.; Brittnei Silva of Assessments of the Southwest, Inc.; Chance Vinklerek of LJA Engineering, Inc. ("LJA"); Julie Williams of Rathmann & Associates, L.P.; Chad Thumann of R West Development; Bud Goza of LinGo Properties, Inc.; Hanne Ozolins, a resident of the District; and Hannah Brook and Sharon Covan of Allen Boone Humphries Robinson LLP.

MINUTES

The Board considered approving the minutes of the January 30, 2019, meeting. Following review and discussion, Director Brooks moved to approve the minutes of the meeting. Director Gordon 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 Escamilla moved to approve the bookkeeper's report and the checks presented for payment. Director Gordon seconded the motion, which passed by unanimous vote.

FINAL ARBITRAGE REBATE REPORT FOR SERIES 2010 BONDS

Ms. Brook reviewed an Interim Excess Earnings Report prepared by Omnicap, a copy of which is attached, for the District's Series 2010 Unlimited Tax Bonds. She said no arbitrage is owed to the Internal Revenue Service.

TAX ASSESSMENT AND COLLECTIONS

Ms. Silva reviewed the tax assessor/collector's report, a copy of which is attached. Ms. Silva said she would request a delinquent tax report from the delinquent tax attorney. 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.

DISCUSS EXEMPTIONS FROM TAXATION; ADOPT RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

Ms. Williams distributed and reviewed an evaluation of the District's current tax exemptions and the effect of granting a homestead exemption, a copy of which is attached. After review and discussion, the Board considered adopting a Resolution Concerning Exemptions from Taxation. Director Brooks moved to adopt a Resolution Concerning Exemptions from Taxation that provides that the District will grant a \$10,000 exemption of the appraised value of residence homesteads of persons over 65 years of age or disabled and a 20% residential homestead exemption (but not less than \$5,000), and direct that the Resolution be filed appropriately and retained in the District's official records. Director Hubert seconded the motion, which passed by a vote of four in favor with Director Gordon opposed.

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. 6 in the amount of \$8,494.56 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 2,401 lots in the District with 2,173 homes started or built.

After review and discussion, and based on the engineer's recommendation, Director Brooks moved to: (1) approve Pay Estimate No. 6 in the amount of \$8,494.56 for the 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.

ORDER ADOPTING SECTION 49.2731 ELECTRONIC BIDDING RULES

The Board considered adopting an Order Adopting Section 49.2731 Electronic Bidding Rules to permit the receipt of bids under Section 49.273 of the Texas Water Code through electronic transmission. Following review and discussion, Director

Gordon moved to adopt an Order Adopting Section 49.2731 Electronic Bidding Rules. Director Brooks seconded the motion, which was approved by unanimous vote.

MAINTENANCE OF DETENTION PONDS

Mr. Vinklerek reported on the rehabilitation of the detention ponds. He said Storm Water Solutions will begin work on the Spring Meadow pond next month.

SIGNAGE FOR DETENTION PONDS AND STORM WATER FACILITIES

There was no report on this matter.

WEBSITE

Discussion ensued regarding the District's website. After discussion, the Board authorized Director Brooks to prepare a notice to residents regarding the pond rehabilitation project for posting on the District's website.

HOMEOWNER ASSOCIATION MATTERS

There was no discussion 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 discussion on this matter.

DEVELOPER FINANCING AGREEMENTS; AMENDMENTS AND ASSIGNMENTS

There was no discussion on this matter.

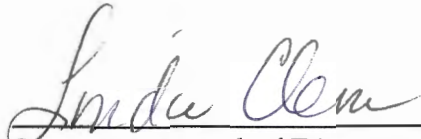
DEVELOPMENT IN THE DISTRICT

Mr. Thumann discussed the Tranquility Lakes project.

MEETING SCHEDULE AND IN-DISTRICT MEETINGS

The Board discussed the next Board meeting on March 20, 2019, and agreed to meet at ABHR. The Board discussed scheduling the September meeting in the District.

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



Secretary, Board of Directors

(SEAL)



ATTACHMENTS TO MINUTES

| | Minutes |
|--|-------------|
| | <u>Page</u> |
| bookkeeper's report..... | 1 |
| Excess Earnings Report..... | 1 |
| tax assessor/collector's report..... | 2 |
| evaluation of the District's current tax exemptions..... | 2 |
| engineering report..... | 2 |