

MINUTES
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 28

April 17, 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 17th day of April, 2019, at Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2500, 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, thus constituting a quorum.

Also present at the meeting were Tracey Scott of Myrtle Cruz, Inc.; Brittini Silva of Assessments of the Southwest, Inc.; Chance Vinklerek of LJA Engineering, Inc. ("LJA"); Blake Kridel and Kaz Jones of Storm Water Solutions; Chad Thumann of R West Development; and Hannah Brook and Sharon Covan of Allen Boone Humphries Robinson LLP.

MINUTES

The Board considered approving the minutes of the March 20, 2019, meeting. Following review and discussion, Director Gordon moved to approve the minutes of the meeting, as corrected. Director Hubert 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 Brooks moved to approve the bookkeeper's report and the checks presented for payment. Director Hubert seconded the motion, which passed by unanimous vote.

TAX ASSESSMENT AND COLLECTIONS

Ms. Silva reviewed the tax assessor/collector's report, a copy of which is attached. After review and discussion, Director Clem 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 report 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 said the project is complete and recommended the District accept the project.

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.

MIRROR LAKE STORM WATER PUMP STATION

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 said construction is complete. Mr. Vinklarek 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 said the project is complete. Mr. Vinklarek had no pay estimates to present to the Board.

HOUSE COUNT REPORT

Mr. Vinklerek reported on the number of homes in the District. He said there are currently 2,401 lots in the District with 2,186 homes started or built.

After review and discussion, and based on the engineer's recommendation, Director Clem moved to: (1) accept the Canterbury Park, Section 6, water, sanitary sewer, and drainage project; and (2) accept the engineer's report. Director Gordon seconded the motion, which passed by unanimous vote.

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

The Board considered approving a Utility Conveyance and Security Agreement to the City of Pearland for Canterbury Park, Section 6, water, sanitary sewer and drainage facilities. After review and discussion, Director Clem moved to approve the Utility Conveyance and Security Agreement for Canterbury Park, Section 6, water, sanitary sewer and drainage facilities. Director Gordon seconded the motion, which passed by unanimous vote.

MAINTENANCE OF DETENTION PONDS

Mr. Jones reviewed the report on the pond rehabilitation project, a copy of which is attached, and presented photographs of the progress of work on the Spring Meadows pond, the Stonebridge pond, the Twin Lakes pond and the Enclave at Highland Glen pond, a copy of which is attached. Mr. Jones requested authorization to obtain a proposal to clear vegetation in the Twin Lakes pond. Mr. Jones said a pipe separation in Twin Lakes Pond 2 is affecting the water level in the pond. He requested authorization to obtain a proposal to add a collar to seal the inlet.

After review and discussion, Director Brooks moved to authorize Storm Water Solutions to obtain proposals for clearing vegetation and adding a collar to seal the inlet in the Twin Lakes Pond 2. Director Hubert seconded the motion, which passed by unanimous vote.

Discussion ensued regarding notifications to the individual homeowner associations regarding the detention pond rehabilitation work once completed, including expectations for continued maintenance and the District's monthly inspections.

SIGNAGE FOR DETENTION PONDS AND STORM WATER FACILITIES

Mr. Jones discussed a proposal for installation of No Motorized Vehicles signs, a copy of which is attached, at the District's detention ponds. He said the cost for purchasing and installing 51 metal 24" x 36" signs, is \$12,750.00. Mr. Jones said the

proposal provides for two signs at each pond. Director Brooks showed a photograph of the three Stone Bridge signs that were erected by the Stone Bridge Homeowner Association. Mr. Jones said he would delete the Stone Bridge signs from the proposal. After review and discussion, Director Brooks moved to approve the proposal from Storm Water Solutions for 48 metal signs. Director Hubert seconded the motion, which passed by unanimous vote.

WEBSITE

There was no discussion on this matter.

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 development in the District, including Tranquility Lakes. Mr. Vinklerek reported on Cypress Village.

MEETING SCHEDULE AND IN-DISTRICT MEETINGS

The Board discussed the next Board meeting on May 15, 2019, and agreed to meet at ABHR. Ms. Scott said the additional cost to the District for meeting in-District in March was \$1,924.05. The Board determined to meet in the District in June.

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


Secretary, Board of Directors

(SEAL)



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