

MINUTES
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 28

August 21, 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 21st day of August, 2019, 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, thus constituting a quorum.

Also present at the meeting were Tracey Scott of Myrtle Cruz, Inc.; David Patterson of Assessments of the Southwest, Inc.; Chance Vinklerek of LJA Engineering, Inc. ("LJA"); Kaz Jones of Storm Water Solutions; Julie Williams of Rathmann & Associates, LP; and Hannah Brook, Sharon Covan and Aidé Meza of Allen Boone Humphries Robinson LLP.

MINUTES

The Board considered approving the minutes of the July 17, 2019, meeting. Following review and discussion, Director Gordon moved to approve the minutes of the meeting. Director Brooks seconded the motion, which passed by unanimous vote.

FINANCIAL AND BOOKKEEPING

Ms. Scott presented and reviewed the bookkeeper's report, a copy of which is attached. After review and discussion, Director Hubert moved to approve the bookkeeper's report and the checks presented for payment. Director Clem seconded the motion, which passed by unanimous vote.

TAX ASSESSMENT AND COLLECTIONS

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

DISCUSS 2019 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

The Board considered the District's 2019 tax rate and authorizing publication of same. Ms. Williams presented and reviewed the 2019 debt service tax rate recommendation, a copy of which is attached, of \$0.50 per \$100 of assessed valuation. The Board also discussed a proposed maintenance and operations tax rate of \$0.32 per \$100 of assessed valuation. Following review and discussion, Director Gordon moved to authorize publication of a proposed total tax rate of \$0.82 per \$100 of assessed valuation and the notice of public hearing to be held at the September 18, 2019, meeting in the District. Director Brooks said he will confirm the meeting location at Heritage Bank. The motion was seconded by Director Escamilla, and passed by unanimous vote.

Mr. Patterson said he will provide the Notice of Tax Rate to ABHR for posting on the District's website.

STORM WATER PERMITTING MATTERS

There was no report on this matter.

ENGINEERING MATTERS

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

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 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.

BOND ISSUE

Mr. Vinklarek reported on a draft Summary of Costs for Bond Issue No. 8, a copy of which is attached to the engineer's report. Discussion ensued regarding the use of surplus funds.

The Board considered authorizing LJA to begin preparing an application to the Texas Commission on Environmental Quality (the "TCEQ") for Use of Surplus Funds.

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 2,249 homes started or built.

Following discussion, Director Gordon moved to: (1) authorize the preparation of a Use of Surplus Funds application to be submitted to the TCEQ by LJA; and (2) accept the engineer's report. Director Clem seconded the motion, which passed by unanimous vote.

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

There was no report on this matter.

MAINTENANCE OF DETENTION PONDS

Mr. Jones reported the rehabilitation of the detention ponds has been completed. He said the water level at the Twin Lakes II pond is rising appropriately. Mr. Jones said the iron treatment of the Covington Lakes pond has been repeated. He said the erosion area at the Stone Bridge pond has been repaired. Director Brooks reported another slope erosion area at the Stone Bridge Pond. He said he will send a photograph to Mr.

Jones. Mr. Jones said Storm Water Solutions is working on a quarterly report to be presented to the Board next month.

SIGNAGE FOR DETENTION PONDS AND STORM WATER FACILITIES

There was no discussion on this matter.

WEBSITE

Ms. Brook said a notice of the tax rate hearing will be posted on the District's website after publication in the local newspaper.

HOMEOWNER ASSOCIATION MATTERS

Ms. Brook presented and reviewed a Notice of Termination of Maintenance Agreement from the Pearland Lakes Community Association, Inc. (the "Association"), a copy of which is attached. Ms. Brook said she previously explained the District's responsibilities for the ponds in the District and the current rehabilitation project, as well as the Association's responsibility for maintaining the pond to representatives of the Association. Following discussion, the Board directed Storm Water Solutions to submit a proposal for quarterly mowing and maintenance of the Pearland Lakes pond.

Director Gordon said there may be a dog park located adjacent to the Pearland Lakes pond. The Board agreed that the District should determine any appeal to be maintained and contact the Association upon determination of any necessary improvements to be removed.

DEVELOPER FINANCING AGREEMENTS; AMENDMENTS AND ASSIGNMENTS

There was no discussion on this matter.

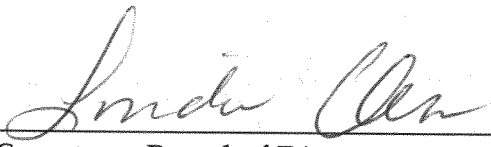
DEVELOPMENT IN THE DISTRICT

There was no report on development in the District.

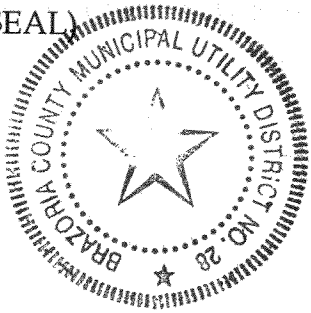
MEETING SCHEDULE AND IN-DISTRICT MEETINGS

The Board discussed the next Board meeting on September 18, 2019, and agreed to meet at Heritage Bank 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

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