

MINUTES OF SPECIAL MEETING OF
PASEO DEL ESTE MUNICIPAL UTILITY DISTRICT NO. 1
Wednesday, November 20, 2019

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

The Board of Directors of Paseo del Este Municipal Utility District No. 1 (the “District”) held a special meeting, open to the public, at TRE & Associates, LLC, located at 6101 West Courtyard, Building One, Suite 100, Austin, Texas 78730, a regular meeting place of the Board of Directors of the District (the “Board”), at 11:30 a.m., on Wednesday, November 20, 2019, and the roll was called of the Directors of the Board, to-wit:

Jack Holford	President
Dan Roark	Vice President
Ken Mills	Secretary
Sid Covington	Assistant Secretary
Larry Mellenbruch	Assistant Secretary

and all of said persons were present, thus constituting a quorum.

Also present at the meeting were Ronald J. Freeman of the Law Offices of Ronald J. Freeman; Kristi Hester and Lourdes González of INFRAMARK; Taylor Kolmodin of Municipal Accounts & Consulting, L.P.; John Jansing and Nadia Ganser of TRE & Associates, LLC; Bob West of West, Davis & Company, LLP; Franklin Stubbs of Hunt Communities (by telephone); and Lorena Quezada of El Paso Disposal.

1. The Board first considered approval of the minutes of the Board’s October 23, 2019, meeting. Director Holford made a motion to approve the minutes. Director Mills seconded the motion, which the Board passed unanimously.

2. As its next item of business, the Board considered the General Manager’s and Operator’s Reports. Ms. González presented a report on the status of development in the District and other districts. The Board requested that Ms. González provide a report next month regarding the splitter manhole improvements and authorized Director Covington to work with Ms. González on redesigning the District’s website. No action was taken by the Board.

3. The Board then considered a contract regarding landscape maintenance responsibilities. Mr. Jansing gave a brief report. No action was taken by the Board.

4. The Board next considered amending the District’s service rules and regulations. Mr. Freeman provided an update. No action was taken by the Board.

5. As its next item of business, the Board considered approving the payment of bills and invoices. Ms. Kolmodin presented the financial reports for the District along with bills and

invoices. After discussion, Director Mellenbruch made a motion to approve the payment of bills and invoices as listed in the report (Check Nos. 6440-6462). Director Roark seconded the motion, which the Board passed unanimously. A copy of the Bookkeeper's Report is attached as an exhibit to these minutes. The Board requested that a Budget review take place six to nine months into the Fiscal Year.

6. The Board then considered the Developer's Report. Mr. Stubbs gave a brief report on development in the Paseo del Este MUDs. No action was taken by the Board.

7. As its final act of business, the Board considered the Engineer's Report. Mr. Jansing presented the following items for approval:

Painted Sky at Mission Ridge Unit Two
Drainage, Water & Wastewater
TRE No.: 1502-11506-35

- Pay Estimate No. 3 (Final) – Spartan Construction - \$96,964.49
- Acceptance of Utilities for Operation and Maintenance

Upon a motion by Director Mills and a second by Director Covington, the Board unanimously approved (1) withholding approval of Pay Estimate No. 3 until Spartan Construction pays the approximately \$36,000 it owes the District for lost water; (2) authorizing the President to approve Pay Estimate No. 3 if Spartan Construction pays the amount it owes the District; and (3) ratifying the President's acceptance of the utilities for operation and maintenance if Spartan Construction pays the amount owed to the District.

Mr. Jansing then presented the following items for approval:

Americas Estates Unit Two Replat A
Water, Wastewater & Drainage Improvements
TRE No.: 1519-11666-35

- Pay Estimate No. 1 - \$69,713.54
- Pay Estimate No. 2 - \$138,534.26

Emerald Heights Unit Two Grading Improvements
TRE No.: 1451-11486-35
Change Order No. 3 – Increase of \$2,258.48

Peyton Estates Unit Five
Water, Wastewater & Drainage
Regional Water and Wastewater Improvements
TRE No.: 1502-11686-35
Pay Estimate No. 7 - \$35,550.00

Hillside Park at Mission Ridge Unit One
Drainage, Water & Wastewater and
Regional Water and Wastewater Improvements
TRE No.: 1502-11181-35
Pay Estimate No. 5 - \$216,084.15

Hillside Park at Mission Ridge Unit Two
Drainage, Water & Wastewater and
Regional Water and Wastewater Improvements
TRE No.: 1502-11182-35
Pay Estimate No. 2 - \$276,669.00

Emerald Pass Commercial Unit Two
Drainage, Water & Wastewater Improvements
TRE No.: 1502-11422-35
Pay Estimate No. 2 - \$287,488.80

Paseo del Este Municipal Utility District No. 1
Murphy Express
TRE No.: 1451-11748-35
Acceptance of Utilities for Operation and Maintenance

Emerald Park Unit Four
Water, Wastewater & Drainage
and Regional Wastewater Improvements
TRE No.: 1502-11528-35

- Change Order No. 3 – Increase of \$1,100.00
- Pay Estimate No. 8 (Final) - \$202,495.48
- Acceptance of Utilities for Operation and Maintenance

Upon a motion by Director Covington and a second by Director Mills, the foregoing items were unanimously approved by the Board.

There being no further business to come before the Board, the meeting was adjourned.

Approved December 18, 2019.

[SEAL]

Assist.  Secretary, Board of Directors