

MINUTES OF REGULAR MEETING OF
PASEO DEL ESTE MUNICIPAL UTILITY DISTRICT NO. 7
Thursday, March 11, 2021

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

The Board of Directors of Paseo del Este Municipal Utility District No. 7 (the “District”) held a regular meeting, open to the public, by video/telephone conference call, at 3:00 p.m. MT on Thursday, March 11, 2021, and the roll was called of the directors of the Board, to-wit:

Tom Hansen	President
Rene Goldfien	Vice President
Manuel Garnica	Secretary
Bernard Moye	Assistant Secretary
Lana Ulrich	Assistant Secretary

and all said persons were continuously present except Director Hansen, thus constituting a quorum.

Also present were Ronald J. Freeman and Cyndi Ferris of the Law Offices of Ronald J. Freeman; Fire Chief Kris Menendez of El Paso County Emergency Services District No. 1; Charlie McGinnis and Daniel Martinez of Inframark; Tyler Wilson of Municipal Accounts & Consulting, L.P.; and Nadia Ganser of TRE & Associates, LLC. Franklin Stubbs of Hunt Communities entered the meeting during discussion of Item No. 3.

1. The Board first considered approval of the minutes of the Board’s February 11, 2021, meeting. Director Goldfien made a motion to approve the minutes. Director Moye seconded the motion, which the Board passed unanimously.

2. As its next item of business, the Board considered a presentation by El Paso County Emergency Services District No. 1 regarding services in the Paseo del Este development. No action was taken by the Board.

3. The Board then considered the General Manager’s and Operator’s Reports. Mr. McGinnis introduced Daniel Martinez, new account manager for the District. He then presented a report on the status of development in the District and other districts. No action was taken by the Board. Chief Menendez left the meeting after discussion of this item.

4. Next, the Board received a report from Paseo del Este MUD No. 1 regarding Master District activities. Ms. Ferris summarized the following activities:

- a. Normal protocol for disconnections to resume April 1, 2021;
- b. Manager’s and Operator’s contract was renewed for a five-year term;
- c. Big budget items being monitored and addressed are drainage and landscaping costs;
- d. Satellite imagery is in progress to assist with leak detection; and
- e. The Master District will be adjusting its retail rates to account for any rate increase received from the PSB (for the wholesale rate charged to the Master District) in April.

5. The Board then considered an amendment to the General Manager's and Operator's contract. Upon a motion by Director Moye and a second by Director Goldfien, the Board unanimously authorized the President to negotiate and execute the Professional Services Agreement, effective April 1, 2021, as revised to include an annual review of activities and performance by Inframark.

6. As its next item of business, the Board considered approving payment of bills and invoices and the financial report. Mr. Wilson presented the financial report for the District along with bills and invoices. After discussion, Director Goldfien made a motion to approve the payment of (i) bills and invoices as listed in the report (Check Nos. 4683-4691), except Check No. 4687 payable to Director Hansen since he was absent, and (ii) Supplemental Check Nos. 4692 in the amount of \$564.71 payable to El Paso Central Appraisal District and Check No. 4693 in the amount of \$1,612.05 payable to Municipal Accounts & Consulting. Director Ulrich seconded the motion, which the Board passed unanimously. A copy of the Bookkeeper's Report is attached to these minutes.

7. The Board then considered approving a Certificate of Unopposed Candidates and an Order Canceling the Director Election scheduled for May 1, 2021. Director Goldfien made a motion to approve (i) the Certificate of Unopposed Candidates, (ii) the Order Canceling the Director Election, and (iii) Statements of Officers. Director Moye seconded the motion, which the Board passed unanimously. Copies of the Certificate and Order are attached as exhibits to these minutes.

8. The Board next 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.

9. As its final act of business, the Board considered the Engineer's Report. Ms. Ganser presented the following items for approval:

Peyton Estates Unit Seven

Water, Wastewater and Drainage Improvements

TRE No.: 1502-11932-35

- Pay Estimate No. 4 – \$227,069.76

Peyton Estates Unit Eight

Water, Wastewater and Drainage Improvements

TRE No.: 1502-11965-35

- Pay Estimate No. 1 - \$228,402.90

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

10. No public comments were received.

There being no further business, the meeting was adjourned.

Approved April 8, 2021.

(SEAL)


Secretary, Board of Directors

Assist. ^