

MINUTES OF REGULAR MEETING OF  
PASEO DEL ESTE MUNICIPAL UTILITY DISTRICT NO. 7  
Thursday, September 9, 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, at TRE & Associates, LLC, located at 110 Mesa Park Drive, Suite 200, El Paso, Texas 79912, a regular meeting place of the Board of Directors of the District (the "Board"), and by video/telephone conference call at 3:00 p.m. MT on Thursday, September 9, 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, thus constituting a quorum. Director Goldfien attended the meeting by video/telephone conference call.

Also present were Michael G. McLean and Kayla Marshall of Gordon Davis Johnson & Shane P.C.; Ronald J. Freeman of the Law Offices of Ronald J. Freeman; Cyndi Ferris of the Law Offices of Ronald J. Freeman (by video/telephone conference call); Daniel Martinez of Inframark; Tyler Wilson of Municipal Accounts & Consulting, L.P (by video/telephone conference call); Maria Urbina of Hilltop Securities, Inc.; Clayton Chandler of McCall Parkhurst & Horton; Franklin Stubbs of Hunt Communities (by video/telephone conference call); Nadia Ganser of TRE & Associates, LLC.; and Margaret Livingston.

1. The Board first considered approval of the minutes of the Board's August 12, 2021, meeting. Director Moye made a motion to approve the minutes. Director Hansen seconded the motion, which the Board passed unanimously.

2. As its next item of business, the Board received a report from Paseo del Este MUD No. 1 regarding Master District activities. Mr. Freeman updated the Board on the status of the petition appealing the wholesale water rate filed with the Public Utility Commission of Texas. Ms. Livingston provided a brief update on the on-going water loss accountability issue. No action was taken by the Board.

3. The Board then considered the General Manager's and Operator's Reports. Mr. Martinez summarized internal system studies being conducted to further analyze the on-going water loss accountability issue. He then presented a brief report on the status of development in the District and other districts. No action was taken by the Board.

4. The Board next 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 Garnica made a motion to approve the payment of (i) bills and invoices as listed in the report (Check Nos. 4753-4762), and (ii) Supplemental Check Nos. 4763 in the amount of \$793.64 made payable to El Paso Central Appraisal District and Check No. 4764 in the amount of \$2,155.25 made payable to the Municipal Accounts & Consulting, LP. Director Ulrich seconded the motion, which the Board passed unanimously. A copy of the Bookkeeper's Report is attached to these minutes.

5. The Board then considered the District's Budget for Fiscal Year 2022. After discussion, Director Hansen made a motion to approve the District's Budget for Fiscal Year 2022. Director Garnica seconded the motion, which the Board passed unanimously. A copy of the Budget is attached as an exhibit to these minutes.

6. As its next item of business, the Board conducted a public hearing for adoption of final tax rates for the 2021 tax year. No public comments were received. By acclamation, the Board closed the public hearing for adoption of final tax rates for the 2021 tax year.

7. The Board then considered adopting tax rates. Mr. Freeman advised the Board that the Notice of Public Hearing on Tax Rate had to be corrected and republished and that a new date needed to be scheduled for a hearing regarding adoption of final tax rates. The Financial Advisor provided a memorandum recommending tax rates for the 2021 tax year. The Board then established (i) a hearing date for consideration of final tax rates on Thursday, September 23, 2021, at 3 p.m. MT at TRE & Associates, LLC, 110 Mesa Park Drive, Suite 200, El Paso, Texas 79912 and by use of a video/telephone conference call, and (ii) publication of the required notice for the public hearing.

8. The Board next considered approval of the Preliminary Official Statement and publication of Notice of Sale for the District's Bond Issue 2, and other actions related to the offering of the Bonds for sale. Upon a motion by Director Ulrich and a second by Director Moye, the Board unanimously approved the draft Preliminary Official Statement and publication of Notice of Sale for the District's Bond Issue 2, as well as other actions related to the offering of the Bonds for sale.

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

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

**Peyton Estates Unit Seven**

Water, Wastewater and Drainage Improvements

TRE No.: 1502-11932-35

- Pay Estimate No. 8 - \$13,230.00
- Pay Estimate No. 9 (Final) - \$280,245.18
- Acceptance of Utilities for Operation and Maintenance

**Peyton Estates Unit Eight**

Water, Wastewater and Drainage Improvements

TRE No.: 1502-11965-35

- Pay Estimate No. 7 - \$60,570.00

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

11. No public comments were received.

There being no further business, the meeting was adjourned.

Approved September 23, 2021.

(SEAL)

  
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Secretary Board of Directors