

MINUTES
BRAZORIA-FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 1

July 8, 2011

The Board of Directors (the "Board") of Brazoria-Fort Bend County Municipal Utility District No. 1 (the "District") met in regular session, open to the public, on the 8th day of July, 2011, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Michael D. Rozell	President
Tamara Miller Lee	Vice President
Chris Swedlund	Secretary
Karri Axtell	Assistant Vice President
Jalene Palmer	Assistant Secretary

and all of the above were present, except Directors Swedlund and Palmer, thus constituting a quorum.

Also present at the meeting were David Patterson of Assessments of the Southwest, Inc.; Erin Garcia of Myrtle Cruz, Inc.; James Ross of LJA Engineering & Surveying, Inc.; and Lynne B. Humphries, Kristen Hogan, Michelle Bryan, and Veronica Seguin of Allen Boone Humphries Robinson LLP ("ABHR").

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Garcia distributed and reviewed the bookkeeper's report, including the investment report and list of checks presented for approval, a copy of which is attached. After review and discussion, Director Lee moved to approve the bookkeeper's report and payment of the bills. Director Rozell seconded the motion, which passed unanimously.

MINUTES

The Board considered approving the minutes of the June 3, 2011, regular meeting, which were provided in advance of the meeting. After review, Director Lee moved to approve the minutes as submitted. Director Rozell seconded the motion, which passed unanimously.

RESOLUTION NOMINATING CANDIDATE FOR BOARD OF DIRECTOR ELECTION
FOR FORT BEND CENTRAL APPRAISAL DISTRICT

The Board considered nominating a water district candidate for the Fort Bend Central Appraisal District's Board of Directors election. After discussion, the Board concurred not to take any action on this matter.

REPORT ON DEVELOPMENT

Ms. Humphries reported that Perry Homes ("Perry") closed on the purchase of a portion of the land contemplated in the Assignment of Reimbursables and Consent to Assignment ("Assignment") and the Development Financing Agreement ("Agreement") with Perry that the Board approved at last month's meeting. She recommended that the Board consider amending the Assignment and the Agreement to apply only to the property that Perry has acquired. Ms. Humphries said Perry has the remaining property under contract and the Board can consider a separate assignment and financing agreement with Perry for development of such remaining land, subject to closing. After review and discussion, Director Lee moved to revise the Assignment and the Agreement to apply only to the property acquired by Perry within the District to date. Director Axtell seconded the motion, which passed unanimously.

ASSOCIATION OF WATER BOARD DIRECTORS CONFERENCES

The Board discussed the Association of Water Board Directors ("AWBD") summer conference in Fort Worth. Ms. Garcia stated that she reviewed the conference expenses submitted for reimbursement by Director Rozell and verified such expenses are in accordance with the District's Travel Reimbursement Guidelines. The Board next considered authorizing attendance at the AWBD winter conference in Dallas. Following review and discussion, Director Lee moved to approve reimbursement of the summer conference expenses submitted by Director Rozell, in accordance with the District's Travel Reimbursement Guidelines, and authorize any interested Directors to attend the AWBD winter conference. Director Axtell seconded the motion, which passed by unanimous vote.

TAX ASSESSMENT AND COLLECTION MATTERS

Mr. Patterson distributed and reviewed the tax assessor/collector's report, including the delinquent tax roll, a copy of which is attached. He noted that the 2010 taxes were 99.23% collected as of June 30, 2011. After review and discussion, Director Lee moved to approve the tax assessor/collector's report. Director Axtell seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Ross distributed and reviewed the engineer’s report, noting there were no action items for the Board’s consideration. A copy of the engineer’s report is attached. Mr. Ross discussed the property acquired and under contract by Perry, which includes approximately 315 undeveloped acres and platted and partially developed lots within Shadow Creek Ranch Sections 45B, 45C, 49, 52, 54, 55A, 55B, 56, 57, 58, 60, 61 and 62, all within the District. He said the property acquired by Perry to date includes the platted and partially developed lots within the Sections listed above, with the exception of Sections 56, 57, and 58. Mr. Ross showed the directors the locations of these properties on the District map.

ARTICLES FOR NEWSLETTERS AND WEBSITE

The Board directed ABHR to repeat the same notice in the next issues of the Shadow Creek Area Community Newsletter and the homeowners association newsletter, *The Current*, which states that the approved minutes and agenda of the Board meetings will be posted on the District’s website. No information was added to the website.

SUPPLEMENTAL SECURITY SERVICES

Director Axtell reported on two burglaries in her neighborhood.

REPORT REGARDING LEGISLATIVE MATTERS

Ms. Humphries distributed and reviewed a report prepared by ABHR regarding legislative matters pertaining to the 82nd Regular Session of the Texas Legislature, which recently concluded. She discussed possible actions to be taken in the future to comply with the new legislation. A copy of the report is attached.

COMMENTS FROM THE PUBLIC

There were no public comments.

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



Jill Palmer
Asst. Secretary, Board of Directors

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