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MINUTES CINCO MUNICIPAL UTILITY DISTRICT NO. 12

May 28, 2024

The Board of Directors (the “Board”) of Cinco Municipal Utility District No. 12 (“Cinco MUD 12”) met in special session, open to the public, on May 28, 2024, at the Cinco Ranch Residential Property Association, 3022 Windemere Park Lane, Katy, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Stephanie Faulk	President
Dana Cleland	Vice President
William Cary	Secretary
Neill Hurley	Assistant Secretary
Tim Kubiak	Assistant Vice President

and all of the above were present, thus constituting a quorum.

Also in attendance were: Harry H. Thompson, Andrew Vaughan, and Kim Cannon of Allen Boone Humphries Robinson, LLP.

COMMENTS FROM THE PUBLIC

There were no comments from the public.

DISCUSS COMMUNITY PROJECTS, INCLUDING TRAILS, PARK AND SAFETY PROJECTS, INCLUDING POTENTIAL JOINT PROJECTS WITH WILLOW FORK DRAINAGE DISTRICT (“WFDD”) AND AUTHORIZE APPROPRIATE ACTION

The Directors discussed multiple potential projects throughout Cinco Ranch, including funding partnerships for same.

MEDIAN LANDSCAPING

The Board discussed a one-time contribution to the Landscape Maintenance Association for landscaping enhancements to the medians in Cinco Ranch.

CENTRAL GREEN SHELTER/GREENHOUSE/LEASE OPTION

The Board discussed the estimated costs to build a shelter for use by the Central Green employees and entertainers from \$175,000 to \$215,000.000. Discussion ensued

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regarding possibly leasing a nearby empty store as an option for Central Green to use in lieu of building a shelter.

The Board discussed the previously authorized survey for TBG and survey results for same. The Board requested a follow-up regarding the survey.

The Board discussed the previous request and approval to fund a movie screen for Central Green and requested a follow-up for same. Mr. Thompson noted that WFDD was not in support of LED signage.

WFDD TRAIL PROJECT

The Directors discussed the trail project and areas of funding that are still needed, including safety improvements to the trail. Director Cleland reminded the Directors that the District has previously committed to a \$150,000.00 contribution to an underpass addition.

The Board discussed additional contributions to the WFDD trail project.

HOA TRAIL REPAIRS

The Board discussed the HOA trails and needed repairs. The Board discussed a \$1,000,000.00 one-time contribution for repairs.

HOA LANDSCAPE MAINTENANCE

The Board discussed a one-time contribution and/or a yearly contribution of \$300,000.00 to the HOA to use for landscaping maintenance or another specified use, including stocking the pond with fish, and installing shade structures.

ROAD/SAFETY IMPROVEMENTS

The Board discussed a one-time contribution for enhancing the crosswalks and speedbumps on Westheimer Parkway near the park. The Board noted a significant amount of foot traffic in the area and the need for enhanced safety. After discussion, the Board authorized ABHR to contact Fort Bend County to discuss a contribution for enhancements of the crosswalks.

POTENTIAL LAND PURCHASE AND DEVELOPMENT

The Board discussed vacant land and possible development of same, specifically the land near the YMCA. The Board authorized ABHR to investigate further.

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SMART METER CONTRIBUTIONS TO OTHER CINCO DISTRICTS

The Board discussed other Cinco Districts that do not have smart meters and a contribution to same if the District would contribute half of the cost. The Board authorize ABHR to contact other Cinco MUD districts to see if there is any interest in smart meters and a 50/50 contribution scenario.

REUSE PROJECT CONTRIBUTION

The Board discussed a contribution to the reuse project. The Board authorized ABHR to inquire whether or not there is interest in reuse systems.

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

(SEAL)

Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

Minutes

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