NOTICE OF MEETING
JOHNSON RANCH MUNICIPAL UTILITY DISTRICT

TO: THE BOARD OF DIRECTORS OF JOHNSON RANCH MUNICIPAL UTILITY DISTRICT AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Johnson Ranch Municipal Utility District (the "**District**") will hold a meeting of the Board of Directors on **January 14, 2025, at 12:00 p.m. at the Johnson Ranch Amenity Center located at 31020 Clover Pass, Bulverde, Texas 78163,** to consider and take appropriate action on the following matters:

1. Board convenes

2. Call roll of Directors

3. Citizen Communications* (3-minute time limit)

4. Approval of minutes of the December 10, 2024, Board of Directors meeting

5. Operations Report by Guadalupe-Blanco River Authority (the "**GBRA**"), including repairs, maintenance, water/drought contingency plan update, and/or other work

6. Developer Reports
    a. Status of development in Johnson Ranch North
        i. Developer Report from Lennar
    b. Status of development in Johnson Ranch South
        i. Developer Report from DHJB
        ii. Status of completion of punch list items on the wastewater treatment plant and warranty claims and expected date of completion

7. Old Business
    a. Alteration and/or elevation of the force main entering manhole along Creciente (the "Trail Manhole") (October 12, 2021)
    b. Request for District services in possible new development for 279 single-family rental homes
    c. Discussion and action on the Development Agreement and related matters
    d. Discussion and possible action on required policy to manage certain devices and applications on government-owned devices

8. New Business
    a. Annual review of investment policy; including resolution regarding same
    b. Authorize preparation and submission of the District's Annual Eminent Domain Report to the Texas Comptroller (due February 1, 2025)
    c. Annual renewal of the District's insurance policies (expires February 12)

d. Discussion and possible action on management/disposition of older District records

9. Engineer's Report
    a. Status of WWTP expansion
    b. Contracts, Change Orders/Pay Applications for Johnson Ranch South
    c. Status of Construction Improvements Related to Final Acceptance, Johnson Ranch North, Unit 9
    d. Status of Star Gazer Road construction and site work for punch list

10. Director reports on general District business

11. Bookkeeper's Report, including payment of Bills and Invoices

12. Confirm the date and time for District's next meeting (February 11, 2025)

13. Future Agenda Items

14. Adjourn

***Persons wishing to speak during Citizen Communications must sign up prior to the beginning of the meeting.** The Board of Directors may go into Executive Session, if necessary, pursuant to the applicable section of Subchapter D, Chapter 551, Texas Government Code, of the Texas Open Meetings Act, on any of the above matters. No final action, decision, or vote will be taken on any subject or matter in Executive Session. The District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call Suzanne McCalla at 704-682-9619 for further information.