

MINUTES OF MEETING
OF
BOARD OF DIRECTORS

STATE OF TEXAS §

COUNTY OF EL PASO §

PASEO DEL ESTE MUNICIPAL UTILITY DISTRICT NO. 11 §

The Board of Directors of Paseo del Este Municipal Utility District No. 11 of El Paso County held a regular meeting open to the public, on August 14, 2025, at its meeting place located outside of the District at the offices of TRE & Associates, LLC, 110 Mesa Park Drive, Suite 200, El Paso, Texas and via means of telephone conference number and Zoom Videoconference. The roll was called of the directors of the Board, to-wit:

Cynthia Ruiz	President
Jose R. Soto	Vice President
Alexandra Treviño	Secretary
Jon Muir	Assistant Secretary
Marcela Quintana	Assistant Secretary

All of said persons were present, with the exception of Director Soto, thus constituting a quorum. Also present and in attendance was Erika Duran of the Paseo del Este MUDs; Maria Urbina of Hilltop Securities, Nadia Ganser Ortiz of TRE & Associates; and Lexi Kolmodin of Municipal Accounts and Consulting, L.P.

Bob West participated via telephone conference. Ivan Alvarado of Hilltop Securities and Joe Jimenez, paralegal, of Lloyd Gosselink Rochelle & Townsend, P.C., participated in the meeting via Zoom Videoconference.

1. The first item on the agenda was the review and approval of the minutes of the Board meeting of July 10, 2025. Upon a motion by Director Muir and a second by Director Treviño, the minutes of said meeting were unanimously approved.

2. The next item before the Board was to consider public comments. No persons presented themselves to speak at the meeting or via Zoom Video and telephone conference. There was no action required by the Board on this agenda item. No action was taken by the Board.

3. The next item before the Board was to consider the District's tax rate recommendation, set the date for the public hearing on the District's tax rate, and authorize notice of the public hearing.

Ms. Urbina provided the Board with a tax rate analysis for the 2025 tax year for the Board's review and provided the Board with her tax rate recommendation for the District. Ms.

Urbina informed the Board that she has reviewed the certified appraised values of the taxable property within the District as provided by the El Paso Central Appraisal District. Ms. Urbina's informed the Board that her recommendation is that the Board consider setting a tax rate not to exceed a rate of \$0.7638 per \$100 assessed value. Ms. Urbina reported that she will present her final tax rate recommendation to the Board at the September Board meeting.

Mr. Jimenez briefly informed the Board of the steps that the Board will need to take in setting the tax rate for the 2025 tax year, including publishing a notice for a public hearing on the tax rate, which will take place at the September Board meeting. For purposes of today's Board meeting, Mr. Jimenez informed the Board that it will (1) approve the proposed tax rate that will be included in the notice of the public hearing on the tax rate, (2) approve the date on which the public hearing will take place, and (3) approve the publication of the notice of the public hearing. Mr. Jimenez noted that the Board will consider and adopt the tax rate and final operating budget of the District at the September Board meeting.

After further discussion, it was moved by Director Treviño and seconded by Director Quintana that the Board: (1) accept Ms. Urbina's recommendation to set the tax rate not to exceed a rate of \$0.7638 per \$100 assessed value; (2) approve the public hearing on the tax rate to take place on Thursday, September 11, 2025, and (3) approve the publication of the notice of the public hearing in the newspaper, which motion carried unanimously.

4. The next item before the Board was to consider and discuss the District's preliminary operating budget for the fiscal year ending September 30, 2026. Ms. Kolmodin presented the preliminary operating budget for the fiscal year ending September 30, 2026 to the Board. Ms. Kolmodin informed the Board that a copy of the preliminary operating budget was included in the agenda packet for their review. The Board took no action on this item. The Board will consider and adopt the final operating budget of the District at the September Board meeting.

5. The next item before the Board was to consider and act on the engagement letter with West Davis & Company for the preparation of the audit for fiscal year ending September 30, 2025. Upon a motion by Director Muir and a second by Director Treviño, the Board unanimously approved the engagement letter with West, Davis & Company for the preparation of the audit for the fiscal year ending September 30, 2025, a copy of which is attached as **Exhibit "A"**.

6. The next item before the Board was to consider the General Manager's Report and take action regarding the following items:

- a. Monthly report;
- b. Billing;
- c. District facility site;
- d. Pond maintenance;
- e. Landscape maintenance, including landscape maintenance acceptances;
- f. Trucks, equipment and materials purchasing;
- g. Insurance;

- h. Personnel; and
- i. Other matters.

Ms. Duran next presented the General Manager's report, a copy of which is attached as **Exhibit "B"**. Ms. Duran reported that as of the end of June the District had 419 total connections, and that thirteen (13) new connections were added during the current month. Ms. Duran provided the Board with a brief summary of the activities for June on the following: (1) an update of activities and improvements to the District's distribution system; (2) an update on the population and occupancy rates during the current month; (3) an update on the billing activity and number of delinquent accounts during the current month; and, (4) an update on the latest construction and maintenance activity within the Paseo del Este community and growth trends for the Paseo del Este MUD No. 11.

7. Ms. Ganser next presented the engineer's report and updated the Board on the status of development activity within the District and the Paseo del Este community.

Ms. Ganser next presented the following item for the Board consideration and approval:

Emerald Estates Unit Six
Drainage, Water & Wastewater Improvements
Engineer's Letter of Recommendation
TRE Job No.: 1502-12122-96
Award Contract to El Paso Underground Construction, Inc., in the amount of \$2,107,568.00.

Upon a motion by Director Quintana and a second by Director Treviño, the Board unanimously approved the District Engineer's recommendation that the contract for the Emerald Estates Unit Six, Drainage, Water & Wastewater Improvements project be awarded to El Paso Underground Construction, Inc., in the amount of \$2,107,568.00, and a copy of the District Engineer's letter of recommendation is attached hereto as **Exhibit "C"**.

8. There was no developer's report.

9. The Board next considered the bookkeeper's report, a copy of which is attached as **Exhibit "D"**. Ms. Kolmodin provided the Board with a list of disbursements and balances, and presented a list of bills for payment for the Board's review and approval. Upon a motion by Director Treviño and a second by Director Quintana, the Board unanimously approved the bookkeeper's report with the list of disbursements and balances and the list of bills presented for payment.

10. There was no general counsel's report.

11. There being no further business before the Board, it was moved by Director Quintana, and seconded by Director Treviño, to adjourn the meeting, which motion carried unanimously.

Passed and approved this 11th day of September, 2025.



Secretary, Board of Directors

(DISTRICT SEAL)

