

**NOTICE OF MEETING OF THE BOARD OF DIRECTORS OF
THE MEADOWS AT CHANDLER CREEK MUNICIPAL UTILITY DISTRICT**

TO: THE BOARD OF DIRECTORS OF THE MEADOWS AT CHANDLER CREEK MUNICIPAL UTILITY DISTRICT AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of The Meadows at Chandler Creek Municipal Utility District will convene in a regular Board meeting on **TUESDAY, September 15, 2026, at 5:30 P.M.** at the Meadows at Chandler Creek Homeowners Association (the “HOA”) **Pool House Meeting Room**, 2112 Agarita Trail, Round Rock, Texas 78665 at which time the Board will consider and take appropriate action on the below matters:

1. Roll Call of Board of Directors;
2. Citizen Communications* (limited to 3 minutes per person);
3. Tax Rate Hearing:
 - a. Convene public hearing for the proposed 2026 tax rate;
 - b. Adopt Order Levying Taxes;
 - c. Amend District Information Form;
4. Landscaping Maintenance:
 - a. Receive report on the maintenance of the District’s Parks, Open Spaces, and Nature Trail and authorize any repairs, maintenance, or other work deemed necessary by the District’s Landscaper;
5. Financial Report:
 - a. Receive Bookkeeper’s report, and discuss, consider, and take action to approve District financials, Directors’ fees, and payment of outstanding bills and invoices, as necessary;
6. Communication Report:
 - a. Receive report on District website matters and District Newsletter; and
 - i. Discuss, consider, and take action as necessary regarding District Events, including Independence Day in the Park and Christmas in the Park;
 - ii. Discuss, consider, and take action as necessary on “Report a Problem” system offered by Triton;
7. Discuss, consider, and take action to approve minutes of the August 18, 2026, regular Board of Directors meeting;
8. General Manager’s Report and Possible Action Items:
 - a. Receive report on the operation of the District’s facilities and open spaces, including the District’s stormwater system, and authorize any repairs, maintenance, or other work deemed necessary;
9. New Business:
 - a. Discuss, consider, and take action as necessary on the District’s budget for the fiscal year ending September 30, 2027, including a resolution regarding same;

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- b. Discuss, consider, and take action as necessary on Resolution updating District Committees;
- c. Renew Insurance Policies (10/1/26) W.I.N. Arthur J. Gallagher & Co. Waterworks Insurance Network;
- d. Discuss, consider, and take action as necessary regarding addition of a disc golf course to District Parks and approval of proposals regarding the same;

10. Engineer's Report and Possible Action Items:

- a. Receive report from District's Engineer, consider and take action as necessary regarding General Engineering Services, including general updates and presentation of relevant proposals;

11. Receive Attorney's Report;

12. Set date for next meeting (October 20, 2026); and

13. Adjourn.

*Persons wishing to speak during Citizen Communications must sign up to speak at least 5 minutes 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.

Meadows at Chandler Creek

	Actuals as of 08/18/2026	Budget for 09/30/2026	Proposed Budget for 09/30/2027
INCOME			
Water Utility Revenue	\$ 657,594.39	\$ 767,900.00	\$ 780,000.00
Wastewater Revenue	\$ 508,733.01	\$ 596,000.00	\$ 615,000.00
Maintenance Taxes	\$ 1,750,000.00	\$ 1,750,330.00	\$ 1,750,330.00
Recreational Activity Fees	937.53	1,500.00	1,500.00
Miscellaneous Income	1,100.00	500.00	1,000.00
Interest Income	64,049.88	92,000.00	80,000.00
Use of General Operating Surplus	0.00	0.00	38,395.00
Total Income	\$ 2,982,414.81	\$ 3,208,230.00	\$ 3,266,225.00
EXPENSE			
<u>Water</u>			
Bulk Water Purchases	\$ 657,594.39	\$ 755,000.00	\$ 780,000.00
<u>Sewer</u>			
Bulk Wastewater Purchases	\$ 508,733.01	\$ 584,800.00	\$ 615,000.00
<u>Other Expenses</u>			
Director Fees	\$ 32,851.65	\$ 39,000.00	\$ 39,000.00
Payroll Tax Expense	6,143.91	8,100.00	8,100.00
Legal Fees	107,368.47	100,000.00	125,000.00
Auditing Fees	17,000.00	17,000.00	18,500.00
Engineering Fees	223,359.59	189,000.00	250,000.00
Election Expense	0.00	150.00	0.00
TCEQ Assessment Fees	6,858.39	6,900.00	6,975.00
Licenses & Permits	100.00	2,900.00	0.00
Management & Operations	67,958.61	79,200.00	80,000.00
Bookkeeping Fees	32,500.00	40,000.00	40,000.00
M&R - Detention Ponds & Stormwater Materials	123,652.53	90,000.00	125,000.00
Parks Projects	445,238.34	300,000.00	550,000.00
Irrigation & Park Water	32,845.74	45,000.00	45,000.00
Mow & Landscaping	104,246.76	129,000.00	160,000.00
Legal Notices/Other Publication	3,500.00	1,000.00	3,500.00
Misc - Event Expense	55,790.12	45,000.00	77,000.00
Telephone	7,093.42	10,000.00	10,000.00
Electricity	40,410.65	35,000.00	41,000.00
Insurance	18,950.95	17,250.00	20,500.00
Travel Expense	1,572.75	14,000.00	2,500.00
Registration/Membership Fees	1,100.00	5,400.00	3,000.00
Communication Expense	62,741.24	60,000.00	60,000.00
Rent	275.00	300.00	300.00
Other Expenses	26,030.51	9,500.00	45,000.00
Janitorial Services	18,167.97	10,000.00	20,000.00
Tax Assessor/Appraisal	8,112.75	13,000.00	10,850.00
Security Service	102,867.14	96,000.00	118,000.00
Garbage Expense	8,794.93	8,500.00	12,000.00
Park Master Plan	2,955.96	450,000.00	0.00
Total Expense	\$ 2,724,814.78	\$ 3,161,000.00	\$ 3,266,225.00
Net Gain	\$ 257,600.03	\$ 47,230.00	\$ 0.00

TAXPAYER IMPACT STATEMENT

Meadows @
Chandler Creek

	Current Budget Fiscal Year Ending []**	Proposed Budget Fiscal Year Ending []**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$ 949.32	\$ 982.29	\$ 949.32

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to

\$[.2849] per \$100 of assessed value. Average homestead values are determined by the county appraisal district. All estimates above were prepared utilizing the average resident homestead value as of the time that the District's most recent Truth in Taxation worksheet was prepared in accordance with the Texas Water Code.

**Average tax bill estimates for the current and proposed budgets reflect those taxes necessary to fund the operations and maintenance tax revenues stated in the applicable budget.

***This column estimates the operations and maintenance taxes to be paid on the average homestead if the proposed budget generates the same amount of operations and maintenance tax revenues as the current budget.