

BAUER LANDING WATER CONTROL AND IMPROVEMENT DISTRICT

**Minutes of Meeting
March 8, 2022**

The Board of Directors (the "Board") of Bauer Landing Water Control and Improvement District (the "District") met in regular session, open to the public, at 9:00 a.m. on March 8, 2022, at the regular meeting place located outside the boundaries of the District, whereupon the roll was called of the members of the Board, to-wit:

Donn A. Land	President
Don Riggs	Vice President
Kameron Pugh	Secretary
Juan Olivo	Treasurer
Keith Arrant	Assistant Secretary

All members of the Board were present except Director Pugh, thus constituting a quorum. Also attending were: Sergio Handal and Meghan Jordan of Pape-Dawson Engineers, Inc. ("PDE"); Carolyn Walker of McLennan & Associates ("Bookkeeper"); John McLaughlin of Bob Leared Interests ("Tax Assessor/Collector"); Kim Cosco of Champions Hydro-Lawn, Inc. ("Champions"); Nicholas Sandoval of LGI Homes Texas, LLC ("LGI"); and Andrew P. Johnson, III, attorney, and Mirna Croon, paralegal, of Johnson Petrov LLP ("JP").

The meeting was called to order at 9:01 a.m. and evidence was presented that public notice of the meeting had been given in compliance with Texas law.

PUBLIC COMMENT. There was no public comment.

APPROVE MINUTES OF JANUARY 5, 2022 BOARD MEETING. Upon motion by Director Riggs, seconded by Director Olivo after full discussion and with all Directors present voting aye, the Board approved the minutes of the January 5, 2022 Board meeting.

BOOKKEEPER'S REPORT. The President recognized Ms. Walker who presented to and reviewed with the Board the Bookkeeper's Report, a copy of which is attached hereto as Exhibit "A". She also reviewed the Investment Report, a copy of which is attached to the Bookkeeper Report.

Upon motion by Director Arrant, seconded by Director Olivo, after full discussion and with all Directors present voting aye, the Board approved the Bookkeeper's Report along with the checks presented therein; and the Investment Report.

TAX ASSESSOR/COLLECTOR'S REPORT. Mr. McLaughlin reviewed the Tax Report for the period ending February 28, 2022, a copy of which is attached hereto as Exhibit "B". He noted that the District is 94.490% collected for the 2021 tax year.

Upon motion by Director Riggs, seconded by Director Olivo, after full discussion and all Directors present voting aye, the Board approved the Tax Assessor/Collector's Reports along with checks presented therein.

Order Determining Ad Valorem Tax Exemptions. Mr. Johnson then presented the Order Determining Ad Valorem Tax Exemptions, a copy of which is attached hereto as Exhibit "C". There are no tax exemptions granted by the District.

Resolution Authorizing Petition Challenging Appraisal Records. Mr. Johnson then presented a Resolution Authorizing Petition Challenging Appraisal Records for the Board to consider, a copy of which is attached hereto as Exhibit "C-1". Mr. Johnson stated that this authorizes the Tax Assessor/Collector to submit a petition challenging appraisal records for any class of properties to the Harris County Appraisal District on behalf of the District if any corrections are needed

Order Authorizing Additional 20% Penalty on Delinquent Tax Accounts. Mr. Johnson then presented the Order Authorizing Additional 20% Penalty on Delinquent Tax Accounts, a copy of which is attached hereto as Exhibit "C-2 ".

Upon motion by Director Arrant, seconded by Director Olivo, after full discussion and all Directors present voting aye, the Board approved (i) the Order Determining Ad Valorem Tax Exemptions for the 2021 Tax Year; (ii) the Resolution Authorizing Petition Challenging Appraisal Records; and (iii) the Order Authorizing Additional 20% Penalty on Delinquent Tax Accounts.

DETENTION AND DRAINAGE FACILITIES REPORT ("Report"). The President recognized Mr. Cosco who presented to and reviewed with the Board the Detention and Drainage Facilities Report, a copy of which is attached hereto as Exhibit "D". Mr. Cosco presented a proposal to remediate the back slope erosion at the North Pond at a cost of \$9,616.

Upon motion by Director Riggs, seconded by Director Olivo, after full discussion and with all Directors present voting aye, the Board approved the Report; and the proposal to remediate the back slope erosion at the North Pond in the amount of \$9,616.

ENGINEERING REPORT. Mr. Handal presented to and reviewed with the Board the Engineering Report, a copy of which is attached hereto as Exhibit "E". Mr. Handal stated that PDE recommends the Board approve Pay Estimates Nos. 9 and 10 in the amounts of \$35,764.50 and \$23,249.25 respectively, payable to Clearwater Utilities in connection with Bauer Landing Section 8, and Bauer Sunlight Drive Street Dedication Section 2 Water, Sanitary Sewer, Drainage and Paving Facilities project ("Project"). Mr. Handal also presented Change Order Nos. 2 and 3 in the amounts of \$379,248.50 and \$8,500.00, respectively, in connection with the Project.

Next, upon motion by Director Riggs, seconded by Director Arrant, after full discussion and with all Directors present voting aye, the Board (i) approved Pay Estimates Nos. 9 and 10 in the amounts of \$35,764.50 and \$23,249.25 respectively, payable to Clearwater Utilities in connection with the Project; and (ii) approved the Engineer's Report.

DEVELOPER'S REPORT. The President recognized Mr. Sandoval who reported that LGI presently has 259 lots in various stages of development. LGI is currently selling approximately 18 homes per month.

ATTORNEY'S REPORT.

Order Declaring Unopposed Candidates Elected to Office and Canceling Election . Next, Mr. Johnson presented to and reviewed with the Board an Order Declaring Unopposed Candidates Elected to Office and Canceling Election (the "Order"). He reported that the deadline for filing an application for place on the ballot and declaration of write-in candidacy passed without anyone making an application to run for the Board in the May 7, 2022 Election, providing certification to the Board as required by the Election Code; therefore, the Board may cancel same.

Upon motion by Director Arrant, seconded by Director Riggs, after full discussion and with all Directors present voting aye, the Board adopted the Order as presented.

NEXT BOARD MEETING. The Board agreed to hold its next meeting and detention pond workshop in the District on May 11, 2022 at 9 a.m.

ADJOURNMENT. There being no further business to come before the Board, the Board concurred to adjourn the meeting at 9:35 a.m.

[EXECUTION PAGE FOLLOWS]

PASSED, APPROVED AND ADOPTED this 11th day of May, 2022.

/s/ Kameron Pugh _____
Secretary, Board of Directors

- "A" Bookkeeper Report
- "B" Tax Collection Report
- "C" Order Determining Ad Valorem Tax Exemptions
- "C-1" Resolution Authorizing Petition re Appraisal Records;
- "C-2" Order Authorizing Additional 20% Penalty on Delinquent Tax Accounts
- "D" Detention and Drainage Facilities Report
- "E" Engineering Report