

MINUTES  
GRAND OAKS MUNICIPAL UTILITY DISTRICT OF MONTGOMERY COUNTY

October 22, 2024

The Board of Directors (the "Board") of Grand Oaks Municipal Utility District of Montgomery County, Texas (the "District"), met in regular session, open to the public, on the 22nd day of October, 2024, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Joel R. Scott	President
Brandon Buell	Vice President
Rick Nommensen	Secretary
John Hammond	Assistant Vice President
Jeff Inabnit	Assistant Secretary

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

Also present at the meeting were Victor Villagran III of JC & JS Investment LLC ("JC&JS"); Barbara Nussa of Republic Services, Inc.; Doug Jeffery of TNG Utility Corporation; Debbie Arellano of Bob Leared Interests; Diego Burgos of Quiddity Engineering, LLC ("Quiddity"); Cheyenne Evans of Champions Hydro-Lawn ("Champions"); Brenda Garcia of Municipal Accounts & Consulting, L.P.; and David Oliver, Nellie Connally, and Kathryn Mercado of Allen Boone Humphries Robinson LLP.

GARBAGE SERVICE MATTERS

Ms. Nussa reported that the District received no inquiries or calls regarding garbage collection during the preceding month.

COMMENTS FROM THE PUBLIC

Mr. Villagran introduced himself as the developer representative for JC&JS. He reviewed exhibits regarding a potential annexation of 10-acres south of Nichols Sawmill Road. Copies of the exhibits are attached. Mr. Villagran then requested information regarding available capacity. Mr. Burgos noted that the City of Magnolia ("City") would have to agree to provide water supply capacity for the property because the District receives its water supply from the City.

MINUTES

The Board considered approving the minutes of the September 24, 2024, regular meeting. After consideration, Director Buell moved to approve the minutes of the

September 24, 2024, regular meeting, as presented. Director Hammond seconded the motion, which passed unanimously.

#### FINANCIAL AND BOOKKEEPING MATTERS

Ms. Garcia presented the bookkeeper's report, including the investment report and bills presented for payment, a copy of which is attached. Following review and discussion, Director Buell moved to approve the bookkeeper's report and payment of the bills. Director Hammond seconded the motion, which passed unanimously.

#### JOINT MAINTENANCE AGREEMENT WITH THE GLEN OAKS GRAND OAKS HOMEOWNERS ASSOCIATION

There was no discussion on this agenda item.

#### TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Arellano reviewed the tax assessor/collector's monthly report for the previous month, including bills presented for payment, copies of which are attached. She stated that the District's 2024 taxes were 0.08% collected as of September 30, 2024.

Following review and discussion, Director Buell moved to approve the tax assessor/collector's report and the checks presented for payment. Director Scott seconded the motion, which passed unanimously.

#### OPERATOR'S REPORT; HEARING ON TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS AND AUTHORIZE TERMINATION OF SERVICE

Mr. Jeffery reviewed the operator's report, a copy of which is attached. Discussion ensued regarding water accountability in the District.

Mr. Jeffrey presented a list of delinquent customers and reported the residents on the termination list were delinquent in payment of their water and sewer bills and were given written notification in accordance with the District's Rate Order, prior to the meeting, of the opportunity to appear before the Board of Directors to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment.

Following review and discussion, Director Buell moved to (1) approve the operator's report; and (2) authorize termination of delinquent accounts, in accordance with the District's Rate Order, and direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director Scott seconded the motion, which passed unanimously.

## DRAINAGE AND DETENTION FACILITY MAINTENANCE MATTERS

Ms. Evans reviewed the drainage and detention facility report, a copy of which is attached.

Ms. Evans presented a proposal in the amount of \$334,735.00, submitted by Champions, for repairs to the drainage channel in Section 4, and discussion ensued. Mr. Burgos stated that the repairs could be included in a future bond application.

Following discussion, Director Buell moved to approve the drainage and detention facility report. Director Inabnit seconded the motion, which passed unanimously. The Board did not take action on the proposal in the amount of \$334,735.00.

## ENGINEER'S REPORT

Mr. Burgos reviewed the engineer's report, a copy of which is attached.

Mr. Burgos updated the Board on the status of work in Glen Oaks, Section 3. He reported that the homebuilders have completed their share of the punch list, and Choctaw Construction Services is to complete the remaining developer punch list items.

Mr. Burgos updated the Board on the status of the development of Glen Oaks, Section 6. He reported that Quiddity will submit plans to regulatory agencies for review this month.

Mr. Burgos reviewed Quiddity's 2024 Schedule of Hourly Rates and Reimbursable Expenses. He confirmed that the new rates would be effective November 1, 2024.

Mr. Burgos updated the Board on bond application no. 5.

Mr. Burgos updated the Board on the status of the surplus funds application. The Board considered a Resolution Authorizing Application to the Texas Commission on Environmental Quality for Use of Surplus Funds.

Mr. Burgos discussed the Notice of Enforcement for Comprehensive Compliance Violation from the TCEQ related to the District's water interconnect with the City, as noted in the engineer's report. Mr. Burgos reported that Quiddity submitted a response letter to the TCEQ and has received the TCEQ's approval to continue use of the interconnect, as reflected in the letter included in the engineer's report.

Following review and discussion, Director Buell moved to (1) approve the engineering report; (2) approve Quiddity's 2024 Schedule of Hourly Rates and Reimbursable Expenses; and (3) adopt the Resolution Authorizing Application to the Texas Commission on Environmental Quality for Use of Surplus Funds. Director Scott seconded the motion, which passed unanimously.

DEVELOPMENT MATTERS

There was no discussion on this matter.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE

The Board did not convene in executive session.


DISTRICT MEETING SCHEDULE

The Board concurred to hold the next regular meeting on December 4, 2024.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.

(SEAL)



  
\_\_\_\_\_  
Secretary, Board of Directors

LIST OF ATTACHMENTS

	<u>Page</u>
Nichols Sawmill Road exhibits .....	1
Bookkeeper's report.....	2
Tax assessor/collector's report .....	2
Operator's report.....	2
Drainage and detention facility report .....	3
Engineer's report.....	3