

MINUTES
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 44

November 21, 2024

The Board of Directors (the "Board") of Brazoria County Municipal Utility District No. 44 (the "District") met in regular session, open to the public, on the 21st day of November, 2024, at Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Joel Michael	President
Melanie Folkert	Vice President
Julie Roberts	Secretary
Joseph Manning	Assistant Vice President
Ryan Derong	Assistant Secretary

and all of the above were present except Directors Roberts and Manning, thus constituting a quorum.

Also attending the meeting were Tyler Broom of Gannett Fleming; Tiffany Carden and Chelsea O'Hare of L & S District Services, LLC; Austin Muse of Municipal District Services, LLC; Jennifer Vossler of McCall Gibson Swedlund Barfoot PLLC; and Suewan Johnson and Shammara Polk of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Ms. Johnson offered any members of the public in attendance the opportunity to make public comments. There being no members of the public requesting to make public comment, the Board moved to the next agenda item.

APPROVE MINUTES

The Board considered approving the minutes of the October 17, 2024, regular meeting. Following review and discussion, Director Michael moved to approve the minutes as submitted. Director Folkert seconded the motion, which passed unanimously.

UNLIMITED TAX ROAD BONDS, SERIES 2024 AND UNLIMITED TAX BONDS, SERIES 2024

Ms. Vossler presented and reviewed developer reimbursement reports in connection with the sale of the Unlimited Tax Road Bonds, Series 2024 and the Unlimited Tax Bonds, Series 2024 (collectively, the "Bonds"). She stated the bonds are scheduled to

close on November 22, 2024. Ms. Johnson informed the Board that the pre-purchase inspection with the Texas Commission on Environmental Quality ("TCEQ") is scheduled for Friday, November 22, 2024, and that funds for the utility bonds will not be released until the approval letter is received from the TCEQ. Ms. Johnson stated funds for the road bonds will be released once an executed receipt is received from the developer.

Following review and discussion, Director Folkert moved to approve the developer reimbursement reports and authorize disbursement of the funds to the developer, as discussed. Director Michael seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Carden presented and reviewed the bookkeeper's report, including the investment report, budget comparison, and list of checks presented for payment. A copy of the bookkeeper's report is attached.

Following review and discussion, Director Michael moved to approve the bookkeeper's report and authorize payment of the District's bills. Director Folkert seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Johnson reviewed a report on tax assessment and collection matters prepared by Bob Leared Interests, a copy of which is attached.

Following review and discussion, Director Derong moved to approve the tax report, and the checks presented. Director Folkert seconded the motion, which passed unanimously.

ENGINEER'S REPORT

Mr. Broom presented and reviewed an engineering report, a copy of which is attached.

Mr. Broom updated the Board on the construction of water, sewer and drainage facilities to serve Pradera Oaks, Section 12. He reviewed and recommended approval of Pay Application No. 3 in the amount of \$75,002.40, payable to Rodriguez Construction Group, LLC ("Rodriguez").

Following review and discussion and based on the engineer's recommendation, Director Folkert moved to (1) approve the engineering report; and (2) approve Pay

Application No. 3 in the amount of \$75,002.40, payable to Rodriguez. Director Michael seconded the motion, which passed unanimously.

OPERATING MATTERS

Mr. Muse presented and reviewed a report on operating matters in the District, a copy of which is attached.

Mr. Muse updated the Board on discussion from the last Board meeting regarding the transition of utility accounts to residents from Conserve.

Following review and discussion, Director Michael moved to approve the operator's report. Director Derong seconded the motion, which passed unanimously.

PARKS AND RECREATIONAL FACILITIES MATTERS

There was no discussion regarding this agenda item.

MAINTENANCE OF DISTRICT FACILITIES

Ms. Johnson presented and reviewed a report on maintenance of the District's drainage and detention facilities prepared by Double Oak Erosion, a copy of which is attached.

DEVELOPMENT REPORT

Ms. Johnson updated the Board on development matters and home leases in the District. She stated W Land Development reported 395 homes are complete, 185 homes are leased, and 26 homes are under construction.

REVIEW AND UPDATE EMINENT DOMAIN REPORT TO THE TEXAS COMPTROLLER

Ms. Johnson reported ABHR has filed the District's Eminent Domain Authority Annual Report with the Comptroller of the State of Texas pursuant to Section 2206.154, Texas Government Code.

REPORTS FROM DIRECTORS AND DISTRICT CONSULTANTS

The Board concurred to meet next on January 16, 2025.

There being no additional business to consider, the meeting was adjourned.



Rayan Jey
Asst. Secretary, Board of Directors

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