

MINUTES  
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 44

January 16, 2025

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 16<sup>th</sup> day of January, 2025, 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
Vacant	Secretary
Joseph Manning	Assistant Vice President
Ryan Derong	Assistant Secretary

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

Also attending the meeting were Camille Campbell, a member of the public; Brenda McLaughlin of Bob Leared Interests; Tyler Broom of Gannett Fleming; Sam Cocke of Double Oak Erosion; Tiffany Carden of L & S District Services, LLC; Austin Muse of Municipal District Services, LLC; 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 November 21, 2024, regular meeting. Following review and discussion, Director Michael moved to approve the minutes as submitted. Director Manning seconded the motion, which passed unanimously.

ACCEPT DIRECTOR RESIGNATION

Ms. Johnson stated that Director Roberts has submitted her resignation from the Board. She then introduced Ms. Campbell and stated that she is interested in serving on the Board. Ms. Campbell introduced herself to the Board.

Following review and discussion, Director Folkert moved to accept the resignation of Director Roberts. 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.

Ms. Johnson discussed the district's budget for the fiscal year ending May 31, 2025. She stated that the maintenance and operation revenue and the water and wastewater purchase line items will need to be amended. Ms. Johnson stated the district's consultants and recommend any necessary adjustments to the Board.

In accordance with the District's Amended Investment Policy, the Board considered the annual disclosure statements of Debra Loggins as the District's bookkeeper and Tiffany Carden as the District's Investment Officer. Ms. Johnson explained that the statements disclose any relationships with entities or individuals who are offering, have offered, or may offer to engage in an investment transaction with the District, and the disclosure statements will be filed with the Texas Ethics Commission and the District.

Ms. Johnson reviewed a Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions. She noted that the list of qualified broker/dealers provided by the District's bookkeeper is attached as an exhibit to the Resolution.

The Board conducted its annual review of the District's Investment Policy, and Ms. Johnson stated that neither ABHR nor the bookkeeper have any recommended changes.

Following review and discussion, Director Michael moved to (1) approve the bookkeeper's report and authorize payment of the District's bills; (2) accept the Annual Disclosure Statements; (3) adopt the Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions; (4) adopt the Resolution Regarding Annual Review of Investment Policy; and (5) authorize all documents be filed appropriately and retained in the District's official records. Director Folkert seconded the motion, which passed unanimously.

### TAX ASSESSMENT AND COLLECTION MATTERS

Ms. McLaughlin reviewed a report on tax assessment and collection matters prepared by Bob Leared Interests, a copy of which is attached. She reported that the District's 2024 taxes were 2.764% collected as of December 31, 2024.

Following review and discussion, Director Michael 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. 4 and Final in the amount of \$162,328.50 and Change Order No. 1 to decrease the contract in the amount of \$61,395.00, submitted by Rodriguez Construction Group, LLC ("Rodriguez"). The Board determined that Change Order No. 1 is beneficial to the District.

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. 4 and Final in the amount of \$162,328.50 payable to Rodriguez and Change Order No. 1 to decrease the contract in the amount of \$61,395.00, submitted by Rodriguez, based on the Board's determination that the Change Order is beneficial to the District. 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 Conservice.

### PARKS AND RECREATIONAL FACILITIES MATTERS

There was no discussion regarding this agenda item.

### MAINTENANCE OF DISTRICT FACILITIES

Mr. Cocke presented and reviewed a report on maintenance of the District's drainage and detention facilities , 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 427 homes are complete, 219 homes are leased, and 27 homes are under construction.

ATTORNEY'S REPORT

Ms. Johnson discussed legislation enacted by the Texas Legislature that requires all governmental entities to adopt a policy prohibiting the use of certain social media applications and services on government-owned or -leased devices. She stated that a model policy was developed by the Texas Departments of Public Safety and Information Resources for use by governmental entities. Ms. Johnson reviewed the proposed Covered Applications Policy with the Board. After review and discussion, Director Michael moved to adopt a Resolution Adopting Covered Applications Policy and direct that the resolution be filed appropriately and retained in the District's official records. Director Folkert seconded the motion, which passed unanimously.

Ms. Johnson reported on the District's compliance activities during the prior calendar year related to bond financings. She stated that no corrective action is required at this time.

REPORTS FROM DIRECTORS AND DISTRICT CONSULTANTS

The Board concurred to meet next on February 20, 2025.

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



*Ryan Jay*  
Secretary, Board of Directors

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