

MINUTES
GRAND OAKS MUNICIPAL UTILITY DISTRICT OF MONTGOMERY COUNTY

December 16, 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 16th day of December, 2024, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, 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 Directors Nommensen and Inabnit, thus constituting a quorum.

Also present at the meeting were Jennifer Hanna of Forvis Mazars LLP; Doug Jeffery of TNG Utility Corporation; Debbie Arellano of Bob Leared Interests; Diego Burgos of Quiddity Engineering, LLC ("Quiddity"); Perry Miller of Champions Hydro-Lawn; Brenda Garcia of Municipal Accounts & Consulting, L.P.; and Whitney Higgins and Kathryn Mercado of Allen Boone Humphries Robinson LLP ("ABHR").

COMMENTS FROM THE PUBLIC

There were no public comments.

MINUTES

The Board considered approving the minutes of the October 22, 2024, regular meeting. After consideration, Director Buell moved to approve the minutes of the October 22, 2024, regular meeting, as presented. Director Hammond seconded the motion, which passed unanimously.

ENGAGE AUDITOR TO PREPARE DEVELOPER REIMBURSEMENT REPORT FOR USE OF SURPLUS FUNDS FROM SERIES 2024 BONDS

The Board considered engaging the District's auditor to prepare a developer reimbursement report for the use of surplus funds from the Series 2024 Bonds. Following review and discussion, Director Buell moved to engage the District's auditor to prepare a developer reimbursement report for the use of surplus funds from the Series 2024 Bonds. Director Hammond seconded the motion, which passed unanimously.

APPROVE DEVELOPER REIMBURSEMENT REPORT FOR SURPLUS FUNDS FROM SERIES 2024 BONDS AND AUTHORIZE DISBURSEMENT OF BOND FUNDS

Ms. Hanna reviewed a developer reimbursement report in connection with the use of surplus funds from the Series 2024 Bonds. Following review and discussion, Director Buell moved to approve the developer reimbursement report and authorize disbursement of the funds. Director Hanna seconded the motion, which passed unanimously.

GARBAGE SERVICE MATTERS

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

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.

TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES FOR BOARD OF DIRECTORS WINTER CONFERENCE

Ms. Higgins reviewed the District's Travel Reimbursement Guidelines (the "Guidelines") and the Board discussed expenses for the upcoming Association of Water Board Directors winter conference (the "Conference"). Following review and discussion, Director Buell moved to authorize up to two nights of lodging at the Conference rate, up to three days of per diem, and up to six meals for any Director attending the conference, if submitted in accordance with the District's Guidelines. Director Hammond seconded the motion, which passed unanimously.

JOINT MAINTENANCE AGREEMENT WITH THE GLEN OAKS GRAND OAKS HOMEOWNERS ASSOCIATION (THE "HOA")

The Board reviewed correspondence from the HOA requesting an increase in the annual contribution pursuant to the Joint Maintenance Agreement (the "Agreement"). A copy of the request is attached. Following review and discussion, Director Scott moved to (1) approve a \$35,673.00 contribution to the HOA for 2024; (2) approve a Second Amendment to the Agreement (the "Amendment"), and direct that the Amendment be filed appropriately and retained in the District's official records. Director Buell seconded the motion, which passed unanimously.

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 4.72% collected as of November 30, 2024.

Following review and discussion, Director Buell moved to approve the tax assessor/collector's report and the checks presented for payment. Director Hammond 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. The Board concurred not to take action on terminations this month but requested that the operator continue to provide notice of delinquent amounts in accordance with the District procedures.

Following review and discussion, Director Buell moved to (1) approve the operator's report; and (2) direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director Hammond seconded the motion, which passed unanimously.

DRAINAGE AND DETENTION FACILITY MAINTENANCE MATTERS

Mr. Miller reviewed the drainage and detention facility report, a copy of which is attached.

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 Quiddity received a proposal from CrossTex Construction, Inc. to complete the remaining punchlist items. Mr. Burgos stated that Quiddity reviewed the proposal and provided comments.

Mr. Burgos updated the Board on the status of the development of Glen Oaks, Section 6. He reported that Quiddity submitted the plans for agency review and is awaiting comments.

Mr. Burgos updated the Board on the District's lead and copper service line inventory (the "Lead & Copper Inventory"), as reflected in the engineer's report. Discussion ensued and the Board concurred to post the following notice to the public as part of these minutes:

Grand Oaks Municipal Utility District has completed the Lead & Copper Inventory as required by the EPA. Through records research and field investigation of the distribution system, it has been determined that the system has no lead service lines or galvanized requiring replacement service lines. If you would like a copy of the Lead & Copper Inventory, please submit your request to gra000@txdistricts.info.

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

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; and (2) approve the District's Lead & Copper Inventory, make a copy of the Inventory available by request submitted to gra000@txdistricts.info and post notice of the availability of the inventory in these minutes, as stated above. Director Hammond seconded the motion, which passed unanimously.

REVIEW AND UPDATE EMINENT DOMAIN REPORT TO THE TEXAS COMPTROLLER

Ms. Higgins 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.

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 January 28, 2025.

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

(SEAL)



A handwritten signature in black ink, appearing to read "Paul Munn", is written over a horizontal line.

Secretary, Board of Directors

LIST OF ATTACHMENTS

	<u>Page</u>
Bookkeeper's report.....	2
HOA contribution request.....	2
Tax assessor/collector's report	2
Operator's report.....	3
Drainage and detention facility report	3
Engineer's report.....	3