

BAUER LANDING WATER CONTROL AND IMPROVEMENT DISTRICT

Minutes of Meeting October 9, 2024

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 2:00 p.m. 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:

Kameron Pugh	President
Don Riggs	Vice President
Donn Land	Secretary
Juan Olivo	Director
Keith Arrant	Assistant Secretary

All members of the Board were present except Directors Pugh, thus constituting a quorum. Also attending were: Jordan Konasheck of Pape-Dawson Engineers, Inc. ("PDE"); Carolyn Walker of McLennan & Associates ("Bookkeeper"); John McLaughlin of Bob Leared Interests ("Tax Assessor/Collector"); Chip Patronella of Champions Hydro-Lawn, Inc. ("Champions"); and Daniel David, attorney, and Mirna Croon, paralegal, of Johnson Petrov LLP ("JP").

The meeting was called to order at 2:02 p.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 SEPTEMBER 4, 2024 2024 BOARD MEETING. Upon motion by Director Land, seconded by Director Olivo, after full discussion and with all Directors present voting aye, the Board approved the minutes of the September 4, 2024 Board meeting.

PUBLIC HEARING REGARDING 2024 TAX RATE. Next, at 2:03 p.m., the Vice President convened the public hearing regarding the 2024 tax rate.

After confirming there were no public comments, the Board closed the public hearing on the 2024 tax rate at 2:03 p.m.

A. Order Setting Rate and Levying Tax for 2024. Mr. David stated that the Order establishes a total tax rate of \$0.65 per \$100 of assessed property value, which breaks down as follows:

- Debt Service: \$0.37 per \$100 of assessed value
- Maintenance and Operations: \$0.28 per \$100 of assessed value

- B. Order Appointing Bob Leared Interests, Inc. The Board also considered an Order Appointing Bob Leared Interests, Inc. as the District's Tax Assessor/Collector.
- C. Resolution Regarding Tax Collection Procedures ("Resolution"). The Board considered approval of the Resolution to set forth some of the criteria for the District's Tax Assessor/Collector in collecting taxes on behalf of the District, providing for no split payments, no early payments and no discounts.
- D. Amended District Information Form. The Board then discussed approval of an Amended and Restated District Information Form, which is required to be amended to show the current tax rate, the outstanding debt and the Notice to Purchasers form. All of these records must be recorded in the Harris County Real Property Records (the "HCRPR") and filed with the Texas Commission on Environmental Quality.

Upon motion by Director Land, seconded by Director Olivo, after full discussion and with all Directors present voting aye, the Board (i) approved the Order setting a debt service tax for 2024 of \$0.37 per \$100 of assessed valuation plus \$0.28 per \$100 of assessed valuation for maintenance and operations tax for a total rate of \$0.65 per \$100 of Assessed Valuation; (ii) approved the Order Appointing Tax Collector; (iii) approved the Order Appointing Tax Collector; and (iv) approved the Amended and Restated District Information Form, and authorized JP to record same in the HCRPR and file it with the TCEQ, as required by law.

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

Upon motion by Director Riggs, 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.

TAX ASSESSOR/COLLECTOR'S REPORT. Mr. McLaughlin first reviewed the Amended Tax Assessor/Collector's Agreement, a copy of which is attached hereto as Exhibit "B". Next, he reviewed the Tax Report for the period ending September 30, 2024, a copy of which is attached hereto as Exhibit "C". He noted that the District is 99.784% collected for the 2024 tax year.

Upon motion by Director Riggs, seconded by Director Land, after full discussion and with all Directors present voting aye, the Board (i) approved the Amended Tax Assessor/Collector's Contract; (ii) approved the Tax Assessor/Collector's Report; and (iii) authorized payment of checks numbered 1111 through 1120 from the Tax Account.

ENGINEERING REPORT. Mr. Konasheck presented to and reviewed with the Board the Engineering Report, a copy of which is attached hereto as Exhibit "D".

Next, upon motion by Director Land, seconded by Director Olivo, after full discussion and with all Directors present voting aye, the Board (i) Pay Estimate No. 3 for \$366,395.98 to Texas KB Utilities, LLC, as recommended by Pape-Dawson; (ii) approved Change Order No. 2 for \$3,500 for Texas KB Utilities, LLC, as recommended by Pape-Dawson; and (iii) approved the Engineer's Report.

DETENTION AND DRAINAGE FACILITIES REPORT ("Report"). Mr. Patronella presented to and reviewed with the Board the Detention and Drainage Facilities Report, a copy of which is attached hereto as Exhibit "E".

Upon motion by Director Olivo, seconded by Director Land, after full discussion and with all Directors present voting aye, the Board approved the Report.

RESOLUTION RELATED TO COVERED APPLICATIONS AND PROHIBITED TECHNOLOGY POLICY ("RESOLUTION REGARDING SOCIAL MEDIA POLICY"). Upon motion by Director Arrant, seconded by Director Olivo, after full discussion and with all Directors present voting aye, the Board approved the Resolution Regarding Social Media Policy, a copy of which is attached hereto as Exhibit "F".

NEXT MEETING DATE. The Board agreed to hold its next Board meeting on November 14, 2024.

ADJOURNMENT. There being no further business to come before the Board, the Board concurred to adjourn the meeting at 2:30 p.m.

[EXECUTION PAGE FOLLOWS]

PASSED, APPROVED AND ADOPTED this 14th day of Nov., 2024.



Secretary, Board of Directors

- "A" Bookkeeper Report
- "B" Amended Tax Collector Agreement
- "C" Tax Collection Report
- "D" Engineering Report
- "E" Detention and Drainage Facilities Report
- "F" Resolution Regarding Social Media Policy