

MINUTES
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 44

May 15, 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 15th day of May, 2025, at Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 1275, 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
Ryan Derong	Secretary
Joseph Manning	Assistant Vice President
Camille Campbell	Assistant Secretary

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

Also attending the meeting were Patty Rodriguez of Bob Leared Interests; Tyler Broom of Gannett Fleming ("GF"); Tiffany Carden of L & S District Services, LLC ("L & S"); Chase Wolfe of Robert W. Baird & Co. Inc.; Austin Muse of Municipal District Services, LLC; John M. Hill of Brown & Brown Lone Star Insurance Services Inc. ("Brown & Brown"); and Suewan Johnson and Shammara Polk of Allen Boone Humphries Robinson LLP.

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. Carden then presented and reviewed the proposed budget for the fiscal year ending May 31, 2026, a copy of which is included in the bookkeeper's report.

Ms. Carden discussed recent fraudulent activity affecting water district accounts and recommended the Board consider adding Positive Pay, which is a fraud prevention service, to the District's accounts. She stated Central Bank charges \$25 per account for this service. Discussion ensued.

Following review and discussion, Director Folkert moved to (1) approve the bookkeeper's report and authorize payment of the District's bills; (2) adopt the budget for the fiscal year ending May 31, 2026, as presented; and (3) authorize L & S to add

Positive Pay to the District's accounts, as discussed. Director Michael seconded the motion, which passed unanimously.

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 March 20, 2025, regular meeting. Following review and discussion, Director Manning moved to approve the minutes as submitted. Director Michael seconded the motion, which passed unanimously.

AUTHORIZE AUDITOR TO CONDUCT THE AUDIT FOR THE FISCAL YEAR END MAY 31, 2025

The Board considered authorizing McCall Gibson Swedlund Barfoot PLLC ("McCall") to conduct the audit for the fiscal year ending May 31, 2025. Ms. Johnson noted McCall's estimated cost for conducting the audit is between \$13,000.00 and \$15,000.00. Following review and discussion, Director Michael moved to authorize McCall to prepare the audit. Director Folkert seconded the motion, which passed unanimously.

RENEWAL OF DISTRICT'S INSURANCE POLICIES

Mr. Hill reviewed the insurance renewal proposal prepared by Brown & Brown and discussed updates to the District's Cyber Liability and Data Breach Response Coverage ("Cyber Coverage") policy and answered questions from the Board. Discussion ensued. Following discussion, the Board concurred to change the District's Cyber Coverage to Core Plus. Following review and discussion, Director Michael moved to approve the insurance proposal from Brown & Brown for the 2025-2026 period, including the change to the District's Cyber Coverage to Core Plus, as discussed, and direct that it 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. Rodriguez reviewed a report on tax assessment and collection matters, a copy of which is attached. She reported that the District's 2024 taxes were 99.7% collected as of April 30, 2025.

Ms. Rodriguez next stated that the 2025 preliminary value received from the Brazoria County Appraisal District for the District is \$131,175,991.00.

Following review and discussion, Director Michael moved to approve the tax report, and the checks presented. Director Manning 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 discussed a request for water and wastewater service to serve an out of district commercial development with the Board. Discussion ensued. Following discussion, the Board concurred to not provide water and wastewater service to the requestor.

Mr. Wolfe discussed bond capacity with the Board and Mr. Broom requested the board authorize GF to start preparation of bond application no. 2.

Following review and discussion, Director Michael moved to (1) approve the engineering report; and (2) authorize GF to prepare bond application no. 2. Director Folkert 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 reviewed the Consumer Confidence Report ("CCR") regarding the quality of the District's water and stated that it will be filed with the TCEQ and distributed to District residents by July 1, 2025.

Mr. Muse next presented and reviewed the annual report on the District's Identity Theft Prevention Program. He stated that the annual report indicates no significant incidents of identity theft detection and recommended no changes to the program at this time.

Following review and discussion, Director Folkert moved to (1) approve the operator's report; (2) approve the CCR and authorize it be distributed to the District's residents; and (3) accept the annual report on the Identity Theft Prevention Program, continue the program as currently operating, and direct that the report be filed appropriately and retained in the District's official records. Director Manning seconded the motion, which passed unanimously.

PARKS AND RECREATIONAL FACILITIES MATTERS

There was no discussion regarding this agenda item.

MAINTENANCE OF DISTRICT FACILITIES

There was no discussion regarding this agenda item.

DEVELOPMENT REPORT

Ms. Johnson updated the Board on development matters and home leases in the District. She stated W Land Development reported 434 homes are complete, 264 homes are leased, and 7 homes are under construction.

REPORTS FROM DIRECTORS AND DISTRICT CONSULTANTS

The Board concurred to meet next on June 19, 2025.

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





Secretary, Board of Directors

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