

MINUTES
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 44

July 17, 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 17th day of July, 2025, at Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, 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 Michael, thus constituting a quorum.

Also attending the meeting were Kimberly Clifton, member of the public; Brenda McLaughlin of Bob Leared Interests; Mitchell Neupert of Robert W. Baird & Co. Inc.; Lisa Clark of W Land Development; Tyler Broom of Gannett Fleming ("GF"); Austin Muse of Municipal District Services, LLC; and Suewan Johnson and Shammara Polk of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENTS

Ms. Johnson offered any members of the public in attendance the opportunity to make public comments.

Ms. Clark introduced herself to the Board.

There being no additional 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 June 19, 2025, regular meeting. Following review and discussion, Director Folkert moved to approve the minutes as submitted. Director Manning seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Johnson presented and reviewed the bookkeeper's report prepared by L & S District Services, LLC, 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 Folkert moved to approve the bookkeeper's report and authorize payment of the District's bills. Director Derong seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. McLaughlin reviewed a report on tax assessment and collection matters, a copy of which is attached.

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

RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2025 TAX YEAR.

Ms. Johnson discussed the "truth-in-taxation" property tax calculations and tax levy process for water districts and stated that Chapter 49 of the Texas Water Code establishes three main categories for water districts, based on a district's development status and/or tax rate. She reviewed the definitions for each of the three categories and said the Board must annually determine the District's category for that tax year and follow the associated notice and levy provisions in the Texas Water Code.

Discussion ensued regarding the District's development status. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a Developing District for the 2025 tax year.

Following review and discussion, Director Folkert moved to adopt a Resolution Regarding Development Status for 2025 Tax Year establishing the District as a Developing District for the 2025 tax year pursuant to Section 49.23603, Texas Water Code, and direct that the resolution be filed appropriately and retained in the District's official records. Director Derong 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 paving facilities to serve Pradera Oaks, Section 12. He reviewed and presented Pay Application Nos. 4 and 5 in the amounts of \$33,908.40 and \$139,056.68, respectively, and Change Order No. 1 to increase the contract in the amount of \$26,075.40, submitted by Durwood Greene Construction Company ("Durwood"). The Board determined that Change Order No. 1 is beneficial to the District.

Mr. Broom reviewed and presented a proposal for the preparation of road bond application no. 3 in the amount of \$20,000.00, prepared by GF.

Following review and discussion, and based on the engineer's recommendation, Director Folkert moved to (1) approve the engineering report; (2) approve Pay Application Nos. 4 and 5 in the amounts of \$33,908.40 and \$139,056.68, respectively, and Change Order No. 1 to increase the contract in the amount of \$26,075.40, submitted by Durwood, based upon the Board's finding that the Change Order is beneficial to the District; and (3) approve the proposal in the amount of \$20,000.00 for the preparation of road bond application no. 3, as presented. Director Campbell 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 informed the Board that action on delinquent accounts will be deferred this month.

Following review and discussion, Director Folkert moved to approve the operator's report. 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. Clark updated the Board on development matters and home leases in the District. She stated 456 homes are complete and 297 homes are occupied.

REPORT REGARDING LEGISLATIVE MATTERS

Ms. Johnson discussed legislative matters pertaining to the 89th Regular Session of the Texas Legislature.

REPORTS FROM DIRECTORS AND DISTRICT CONSULTANTS

The Board concurred to meet next on August 21, 2025.

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



Camille Campbell

Secretary, Board of Directors

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