

MINUTES
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 44

August 21, 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 21st day of August, 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 Sam Cocke and Andrew Faubion of Double Oak Erosion; David Wood of Robert W. Baird & Co. Inc. ("Baird"); Taylor Loggins of L & S District Services, LLC; Brenda McLaughlin of Bob Leared Interests; Lisa Clark of W Land Development ("W Land"); Tyler Broom of Gannett Fleming; 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. 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 July 17, 2025, regular meeting. Following review and discussion, Director Michael moved to approve the minutes as submitted. Director Folkert seconded the motion, which passed by a vote of 3-0 as Director Manning had not entered the meeting.

2025 TAX RATE

The Board considered the District's 2025 tax rate. Ms. Johnson discussed the two-step process for setting the District's tax rate.

Mr. Wood distributed and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2025 debt service tax rate of \$0.68 per \$100 of assessed valuation and a 2025 operations and maintenance tax rate of \$0.82, based on the District's initial 2025 certified value of \$113,903,350. A copy of the tax rate analysis is attached.

Director Manning entered the meeting.

Following review and discussion, Director Folkert moved to (1) set the public hearing date for September 18, 2025; and (2) authorize the tax assessor/collector to either mail notice to all District taxpayers or publish notice in a newspaper of general circulation of the District's meeting on September 18, 2025, to set the proposed 2025 total tax rate of \$1.50 per \$100 of assessed valuation, with \$0.68 allocated for debt service, and \$0.82 allocated for operations and maintenance. Director Michael seconded the motion, which passed unanimously.

DEVELOPMENT REPORT

Ms. Clark updated the Board on development matters and home leases in the District. She stated 463 homes are complete, 305 homes are leased, and 17 homes are under construction.

Ms. Clark informed the Board that W Land is working on a new development called Preservation Creek and requested a temporary water meter for the purchase of water for construction testing. Following discussion, the Board concurred to provide W Land with a temporary meter and water for the Preservation Creek development.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Loggins 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.

Following review and discussion, Director Michael moved to approve the bookkeeper's report and authorize payment of the District's bills. Director Folkert 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 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 reviewed a summary of costs for bond application no. 2, a copy of which is attached to the engineer's report. The Board also considered adopting a Resolution Authorizing Application to the Texas Commission on Environmental Quality for Approval of Project and Bonds and Use of Surplus Funds.

Following review and discussion, Director Michael moved to (1) approve the engineering report; and (2) adopt the Resolution Authorizing Application to the Texas Commission on Environmental Quality for Approval of Project and Bonds and Use of Surplus Funds and direct that the Resolution be filed appropriately and retained in the official records. 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 informed the Board that the emergency interconnect with Brazoria County Municipal Utility District No. 64 is operational.

Following review and discussion, Director Michael moved to approve the operator's report. Director Folkert seconded the motion, which passed unanimously.

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.

Discussion ensued regarding mowing of the channels by the Brazoria County Drainage District.

REPORTS FROM DIRECTORS AND DISTRICT CONSULTANTS

The Board concurred to meet next on September 18, 2025.

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





Secretary, Board of Directors

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