

**WOOD TRACE MUNICIPAL UTILITY DISTRICT NO. 1,
OF MONTGOMERY COUNTY, TEXAS**

**Minutes of Meeting of Board of Directors
September 10, 2025**

The Board of Directors of Wood Trace Municipal Utility District No. 1, of Montgomery County, Texas met in accordance with the duly posted notice of meeting, and the roll was called of the duly constituted members of the Board of Directors, to-wit:

James Art Nicholson, President
Dexter Braband, Vice President
David Ambrose, Secretary
David Berenger, Assistant Secretary
David Ricke, Assistant Secretary

all of whom were present with the exception of Director Braband, thus constituting a quorum.

Also present were Kristen Scott of Bob Leared Interests ("Leared"); Shayna Helvey of LJA Engineering, Inc. ("LJA"); Dulcé Molina of Municipal Accounts & Consulting, L.P. ("MA&C"); Josh Rowe of Water District Management Company, Inc. ("WDM"); Christine Crotwell and Austin Ficken of Masterson Advisors LLC ("Masterson"); Justin Klump and David Valdez of Storm Water Solutions, L.P. ("SWS"); Ryan Haynes of Environmental Allies ("EA"); and Bryan Yeates and Kris Eddlemon of Schwartz, Page & Harding, L.L.P. ("SPH").

The President called the meeting to order and declared it open for such business as might regularly come before it.

PUBLIC COMMENTS

The Board began by opening the meeting for public comments. There were no comments from the public at this time.

APPROVAL OF MINUTES

As the next order of business, the Board considered approval of the minutes of the Board of Directors meeting held on August 13, 2025. After discussion, Director Ricke moved that the minutes be approved, as written. Director Berenger seconded said motion, which unanimously carried.

BOOKKEEPING REPORT

Ms. Molina next reviewed the Bookkeeping Report dated September 10, 2025, a copy of which is attached as **Exhibit A**, including the disbursements presented for payment from the District's various accounts. After discussion on the matter, it was moved by Director Ambrose that the Bookkeeping Report be approved and that the disbursements identified therein be

approved for payment, including check no. 2133 in the amount of \$10,350 payable to Preventive Services, LP ("PS"), and with the exception of check no. 6072, which was voided. Director Ricke seconded said motion, which carried unanimously.

RECEIVE AND ACT UPON BIDS FOR THE PURCHASE OF THE DISTRICT'S \$3,710,000 UNLIMITED TAX PARK BONDS, SERIES 2025

As the next order of business, it was announced that, pursuant to notice published as required by law, public bids for the sale of the District's \$3,710,000 Unlimited Tax Park Bonds, Series 2025 (the "Bonds") would be received at this time and place. In that regard, Ms. Crotwell announced that seven (7) bids had been received for the purchase of the Bonds and presented a bid tabulation sheet to the Board, a copy of which is attached hereto as **Exhibit B**. She reported that Masterson had confirmed the accuracy of the bids and that the low bid was submitted by Robert W. Baird & Co., Inc. ("Baird"), at a net effective interest rate of 4.162076%. After a discussion of the bids received, Director Ambrose moved that the Board accept Baird's low bid for the purchase of the Bonds at a net effective interest rate of 4.162076%. Director Ricke seconded said motion, which unanimously carried.

ORDER AUTHORIZING THE ISSUANCE, SALE AND DELIVERY OF THE BONDS

There was next presented to the Board for consideration a Bond Order authorizing the issuance, sale and delivery of the Bonds, and prescribing the terms thereof. Mr. Yeates reviewed various provisions of the Bond Order with the Board, a copy of which is attached hereto as **Exhibit C**. After discussion, it was duly moved by Director Ambrose, seconded by Director Ricke and unanimously carried, that the attached Bond Order be passed and adopted and that the President be authorized to execute the Bond Order and the Secretary to attest same on behalf of the Board and the District.

FINAL OFFICIAL STATEMENT

As the next order of business, there was a discussion regarding the completion of the Final Official Statement to be prepared by Masterson, as the District's financial advisor, in connection with the sale of the Bonds. After further discussion of the matter, Director Ambrose moved that Masterson be authorized to complete the Final Official Statement, dated as of the meeting date, that said Final Official Statement be approved by the Board and the District, and that distribution of same by Masterson be authorized. Director Ricke seconded said motion, which carried unanimously.

PAYING AGENT/REGISTRAR AGREEMENT

The Board next considered and reviewed a Paying Agent/Registrar Agreement (the "Agreement") between the District and The Bank of New York Mellon Trust Company, N.A. ("Bank of New York"), relative to the Bonds. Mr. Yeates reviewed the various provisions of the Agreement with the Board. After discussion, Director Ambrose moved that the Agreement be approved and that the President be authorized to execute the Agreement on behalf of the Board and the District. Director Ricke seconded said motion, which carried unanimously.

OTHER MATTERS CONCERNING THE BONDS

As the next order of business, the Board considered acting upon any other matters relative to the sale of the Bonds, including authorizing the execution of various documents by the President and Secretary in connection therewith. In connection therewith, Mr. Yeates presented to and reviewed with the Board the General Certificate, the Signature Identification and No-Litigation Certificate, the letter of instruction to the Attorney General, the Initial Bonds, and other documents relating to the sale of and closing on the Bonds. After further discussion of the matter, Director Ambrose moved that the President and Secretary be authorized to execute said documents and that SPH be authorized to handle all matters in connection with the sale of the Bonds and filing of transcript with the Attorney General of the State of Texas. Director Ricke seconded said motion, which unanimously carried.

RATIFY ENGAGEMENT OF AUDITOR FOR PREPARATION OF AUDIT OF PAYMENTS FROM BOND PROCEEDS

As the next order of business, the Board considered ratifying engagement of an auditor for preparation of audit of payments to the developer and other parties out of the proceeds of the Bonds. Following discussion, Director Ambrose moved that engagement of Forvis Mazars, LLP to prepare the audit be ratified and approved in all respects. Director Ricke seconded the motion, which unanimously carried.

RESOLUTION ADOPTING LIST OF QUALIFIED BROKERS

The Board next considered adopting a list of qualified brokers authorized to engage in investment transactions with the District. Mr. Yeates advised that pursuant to the Public Funds Investment Act, the Board is required to review, and revise as necessary, such list at least annually. He presented to and reviewed with the Board the attached Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District, and a list of financial institutions, brokers and dealers attached thereto, together with a comparison of the list submitted and the list previously adopted by the Board, copies of which are attached hereto as **Exhibit D**. Mr. Yeates further noted that the broker list presented is a list of potential institutions with which the District may engage in investment transactions compiled with the input of the District's Investment Officers, but it is ultimately the Board's decision as to where the District's funds are actually placed. After discussion, Director Berenger moved that the attached Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District be approved by the Board and the District, and the President and Secretary be authorized to execute same. Director Ambrose seconded said motion, which unanimously carried.

ENGINEERING REPORT

Ms. Helvey presented and reviewed with the Board a written Engineering Report dated September 10, 2025, a copy of which is attached hereto as **Exhibit E**. Following discussion, it was moved by Director Ricke, seconded by Director Berenger and unanimously carried, that all action items included in the Engineering Report be approved, as recommended by LJA, including (i) approval of payment of an invoice submitted by PS in the amount of \$10,350 for coating

inspection, (ii) approval of proposals provided by PS for coating evaluation services and coating rehabilitation inspection of the Ground Storage Tank, in the amounts of \$625 and \$15,600, respectively, (iii) approval and payment of Pay Estimate No. 2 and Final submitted by Double Oak Erosion in the amount of \$2,880 for drainage outfall repairs, (iv) approval of an invoice submitted by Terracon in the amount of \$18,000 in connection with services related to ground penetrating radar, and (v) approval of a proposal provided by LJA in the amount of \$30,500 for renewal of the District's Wastewater Discharge Permit.

FIRST AMENDMENT TO ENGINEERING SERVICES AGREEMENT

The Board next considered approval of the First Amendment to Engineering Services Agreement (the "Amendment") between the District and LJA, a copy of which is attached hereto as **Exhibit F**. Ms. Helvey discussed the terms of the Amendment with the Board. Following discussion, Director Nicholson moved that the Board (i) approve the Amendment, (ii) authorize the President to execute same on behalf of the Board and the District, and (iii) authorize SPH to accept and acknowledge the associated Texas Ethics Commission ("TEC") 1295 Form. Director Berenger seconded the motion, which unanimously carried.

Ms. Helvey exited the meeting at this time.

INVESTMENT POLICY

The Board considered the annual review of its Order Establishing Policy for Investment of District Funds and Appointing Investment Officer ("Investment Policy"), and the adoption of a Resolution in connection therewith. Mr. Yeates presented to and reviewed with the Board a memorandum prepared by SPH summarizing the proposed changes to the Investment Policy, a copy of which is attached hereto as **Exhibit G**. He presented for the Board's adoption a Resolution Regarding Review of Order Establishing Policy for Investment of District Funds and Appointing Investment Officer ("Resolution"). After discussion on the matter, Director Ricke moved that the revised Investment Policy and Resolution attached hereto as **Exhibit H** be adopted to reflect the proposed changes as noted therein, that the President and Secretary be authorized to execute same, and that the District's Investment Officer be authorized to purchase certificates of deposit for the District through IntraFi's Certificate of Deposit Account Registry Service. Director Berenger seconded said motion, which unanimously carried.

ANNUAL ARBITRAGE ANALYSIS REPORT

Mr. Yeates next presented to and reviewed with the Board an Annual Maintenance for Arbitrage Analysis Report prepared by Municipal Risk Management Group, LLC ("MRMG"), a copy of which report is attached hereto as **Exhibit I**. He advised that Interim Arbitrage Rebate Reports are recommended for the District's \$3,900,000 Unlimited Tax Bonds, Series 2017 (the "Series 2017 Bonds"), \$3,460,000 Unlimited Tax Bonds, Series 2017A (the "Series 2017A Bonds"), and \$8,100,000 Unlimited Tax Bonds, Series 2021 (the "Series 2021 Bonds"), as well as a Yield Restriction/Yield Reduction Report in connection with the District's Series 2021 Bonds. Mr. Yeates further advised that the District previously executed an evergreen contract with Arbitrage Compliance Specialists, Inc. ("ACS") to prepare such reports. After discussion of the

matter, Director Ambrose moved that ACS be authorized to prepare the reports as recommended by MRMG. Director Ricke seconded said motion, which unanimously carried.

TAX ASSESSOR-COLLECTOR REPORT

Ms. Scott then presented the Tax Assessor-Collector Report for the month of August 2025, a copy of which is attached hereto as **Exhibit J**. After discussion, Director Ricke moved that said Report be approved and that the disbursements identified in the Report be approved for payment from the District's tax account. Director Berenger seconded said motion, which carried unanimously.

DELINQUENT TAX COLLECTIONS REPORT

Mr. Yeates next presented the District's delinquent tax report dated September 9, 2025, from Perdue, Brandon, Fielder, Collins & Mott, L.L.P., a copy of which is attached as **Exhibit K**. He noted that no action was required on the matter at this time.

PUBLIC HEARING AND LEVY OF THE DISTRICT'S 2025 TAX RATE

The Board conducted a hearing regarding the imposition of a proposed debt service tax rate and a maintenance tax rate for 2025. There being no comments presented from the public, on motion made by Director Ambrose, seconded by Director Ricke, and unanimously carried, such hearing was closed.

The Board then discussed the setting of the 2025 tax rate. It was confirmed that the notice had been published in accordance with all legal requirements and as directed at the previous meeting. After discussion on the matter, Director Ambrose moved that: (i) the Board levy a 2025 debt service tax rate of \$0.70 per \$100 of assessed valuation and a 2025 maintenance tax rate of \$0.30 per \$100 of assessed valuation, resulting in a total 2025 tax rate of \$1.00 per \$100 of assessed valuation, and (ii) the Order Levying Taxes attached hereto as **Exhibit L** be adopted in connection therewith, and the President be authorized to execute and the Secretary to attest same on behalf of the Board and the District. Director Ricke seconded said motion, which carried unanimously.

AMENDMENT TO THE THIRD AMENDED AND RESTATED DISTRICT INFORMATION FORM

Mr. Yeates presented and discussed with the Board an Amendment to the Third Amended and Restated District Information Form relative to the District's 2025 tax rate. After discussion, Director Ricke moved that the Amendment to the Third Amended and Restated District Information Form be approved and that the Board members present be authorized to execute same on behalf of the Board and the District. Director Nicholson seconded the motion, which carried unanimously.

Ms. Crotwell, Mr. Ficken, and Director Nicholson exited the meeting at this time.

STORMWATER MANAGEMENT PROGRAM

The Board next considered the status of the District's Stormwater Management Program ("SWMP"), including any training necessary under the SWMP and comments from the public. In that regard, Mr. Klump presented to and reviewed with the Board New Permit Term Goals and Training, a copy of which is attached hereto as **Exhibit M**. No action was taken by the Board at this time.

DEVELOPERS' REPORTS

The Board deferred consideration of the Developers' Reports upon noting that no developer representatives were present at the meeting.

REPORT FROM ENVIRONMENTAL ALLIES

Mr. Haynes next presented and reviewed a report provided by EA for the month of August 2025 with regard to mowing and maintenance of District drainage and detention areas, a copy of which Report is attached hereto as **Exhibit N**. Discussion ensued regarding a request received from a District resident to remove certain trees located behind their home located along Chirping Sparrow Court. Following discussion the Board concurred that the request be denied.

OPERATION AND MAINTENANCE REPORT

Mr. Rowe presented and reviewed the Operation and Maintenance Report for the month of July 2025, a copy of which is attached hereto as **Exhibit O**. He advised that the District is in receipt of proposal from Electrical Field Services, Inc. d/b/a South Texas Utilities and Underground in the amount of \$29,500 for the installation of grounding and surge protection at the District's facilities, a copy of which is included as part of **Exhibit O**. Following discussion, the Board concurred to defer taking action pending review of the proposal by LJA.

Mr. Rowe next advised that the San Jacinto River Authority has decreased its rate for pumpage fees, effective as of September 1, 2025. Following discussion, the Board concurred that no amendments be made to the District's Rate Order at this time.

UTILITY COMMITMENTS

Mr. Yeates reported that the District has not received any requests for utility commitments.

ATTORNEY'S REPORT

The Board next considered the Attorney's Report. In connection therewith, Mr. Yeates advised the Board that he had nothing additional to discuss with the Board of a legal nature which was not covered under specific agenda items.

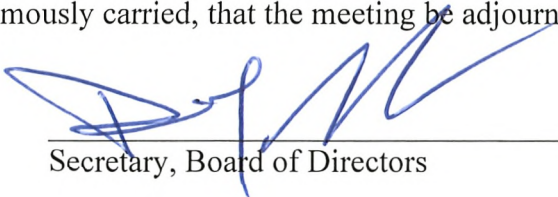
FUTURE AGENDA ITEMS

The Board next considered matters for possible placement on future agendas. There were no other future agenda items to be discussed other than matters previously noted during the meeting.

ADJOURNMENT

There being no further business to come before the Board, it was moved by Director Ambrose, seconded by Director Ricke and unanimously carried, that the meeting be adjourned.




Secretary, Board of Directors

LIST OF ATTACHMENTS

<u>Exhibit A</u>	Bookkeeper's Report
<u>Exhibit B</u>	Bid Tabulation – Series 2025 Park Bonds
<u>Exhibit C</u>	Bond Order – Series 2025 Park Bonds
<u>Exhibit D</u>	Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District
<u>Exhibit E</u>	Engineering Report
<u>Exhibit F</u>	First Amendment to Engineering Services Agreement
<u>Exhibit G</u>	Memorandum prepared by Schwartz, Page & Harding, L.L.P.
<u>Exhibit H</u>	Order Establishing Policy for Investment of District Funds and Appointing Investment Officer and Resolution regarding review of same
<u>Exhibit I</u>	Annual Maintenance for Arbitrage Analysis Report prepared by Municipal Risk Management Group, LLC
<u>Exhibit J</u>	Tax Assessor/Collector's Report
<u>Exhibit K</u>	Delinquent Tax Report
<u>Exhibit L</u>	Order Levying Taxes
<u>Exhibit M</u>	New Permit Term Goals and Training
<u>Exhibit N</u>	Report – Environmental Allies
<u>Exhibit O</u>	Operations and Maintenance Report