

MINUTES
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 44

September 18, 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 18th day of September, 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 Folkert, thus constituting a quorum.

Also attending the meeting were Andrew Faubion of Double Oak Erosion; Taylor Loggins of L & S District Services, LLC; Brenda McLaughlin of Bob Leared Interests; Lisa Clark of W Land Development; Steve Sheldon of Gannett Fleming; Austin Muse of Municipal District Services, LLC; Michelle Townes of McCall Gibson Swedlund Barfoot PLLC; and Suewan Johnson and Shammara Polk of Allen Boone Humphries Robinson LLP ("ABHR").

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.

DEVELOPMENT REPORT

Ms. Clark updated the Board on development matters.

APPROVE MINUTES

The Board considered approving the minutes of the August 21, 2025, regular meeting. Following review and discussion, Director Michael moved to: approve the minutes as submitted. Director Manning seconded the motion, which passed unanimously.

ENGINEER'S REPORT

Mr. Sheldon presented and reviewed an engineering report, a copy of which is attached.

Mr Sheldon updated the board on the construction of paving facilities to serve Pradera Oaks, Section 12. He reviewed and recommended approval of Change Order No. 2 to increase the contract in the amount of \$27,605.00, submitted by Durwood Greene Construction Company ("Durwood"). He recommended that the amount be paid from surplus road bond funds. The Board determined that Change Order No. 2 is beneficial to the District.

Mr. Sheldon updated the Board on bond application no. 2.

Following review and discussion, and based on the engineer's recommendation, Director Michael moved to: (1) approve the engineering report; and (2) approve Change Order No. 2 to increase the contract in the amount of \$27,605.00 to be paid from surplus road bond funds, submitted by Durwood, based upon the Board's finding that the Change Order is beneficial to the District. Director Campbell seconded the motion, which passed unanimously.

AUDIT FOR FISCAL YEAR END MAY 31, 2025

Ms. Townes presented and reviewed the draft audit for the fiscal year ended May 31, 2025. Following review and discussion, Director Michael moved to: approve the audit, subject to final review by the District's consultants, and direct that it be filed appropriately and retained in the District's official records. Director Derong seconded the motion, which passed unanimously.

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 including a check payable to Durwood for Change Order No. 2 in the amount of \$27,605.00 to be paid from the Road Capital Projects Fund. 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 Michael moved to: approve the tax report, and the checks presented. Director Manning seconded the motion, which passed unanimously.

CONDUCT PUBLIC HEARING REGARDING DISTRICT'S TAX RATE, ADOPT ORDER LEVYING TAXES, AND AUTHORIZE EXECUTION OF AMENDMENT TO INFORMATION FORM

Ms. McLaughlin stated that notice was published of the public hearing to be held at today's meeting regarding adoption of the District's proposed 2025 total tax rate of \$1.50.

Ms. Johnson opened the public hearing. There being no comments from the public, Ms. Johnson closed the public hearing.

Ms. Johnson presented an Order Levying Taxes reflecting the proposed 2025 tax rate. She then presented an Amendment to Information Form reflecting the tax rate and stated that the Amendment to Information Form will be filed with the Texas Commission on Environmental Quality and recorded in the Official Public Records of Brazoria County.

Following review and discussion, Director Michael moved to: (1) adopt the Order Levying Taxes reflecting a 2025 tax rate of \$1.50 per \$100 of assessed valuation, comprised of \$0.68 to pay debt service on road improvement bonds, and \$0.82 for operations and maintenance; (2) authorize execution of the Amendment to Information Form; and (3) direct that the Order and Amendment to Information Form be filed appropriately and retained in the District's official records. Director Manning 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 next discussed with the Board the annual increase in their rate schedule, as outlined in the Service Agreement between the District and MDS. He noted the increase is 1.18% based on the CPI Index except for two line items in the schedule. Mr.

Muse also reviewed and discussed recommended changes to the District's rate order to reflect these increases.

Following review and discussion, Director Michael moved to: (1) approve the operator's report; (2) approve the increase to MDS' rates, as presented; and (3) adopt the Amended Rate Order and direct that it be filed appropriately and retained in the District's official records. Director Derong seconded the motion, which passed unanimously.

PARKS AND RECREATIONAL FACILITIES MATTERS

There was no discussion regarding this agenda item.

MAINTENANCE OF DISTRICT FACILITIES

Mr. Faubion presented and reviewed a report on maintenance of the District's drainage and detention facilities, a copy of which is attached.

Following review and discussion, Director Michael moved to approve the maintenance report. Director Derong seconded the motion, which passed unanimously.

ANNUAL REPORT TO BOND REVIEW BOARD

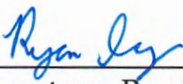
Ms. Johnson presented a memorandum regarding the required submission of an annual report to the Bond Review Board containing certain information about the District's voter-approved but unissued bonds, a copy of which is attached, and stated that ABHR will work with the District's consultants to prepare and submit the annual report by the September 30th deadline.

REPORTS FROM DIRECTORS AND DISTRICT CONSULTANTS

The Board concurred to meet next on October 16, 2025.

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





Secretary, Board of Directors

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