

MINUTES
GRAND OAKS MUNICIPAL UTILITY DISTRICT OF MONTGOMERY COUNTY

August 26, 2025

The Board of Directors (the "Board") of Grand Oaks Municipal Utility District of Montgomery County, Texas (the "District"), met in regular session, open to the public, on the 26th day of August, 2025, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Joel R. Scott	President
Brandon Buell	Vice President
Rick Nommensen	Secretary
John Hammond	Assistant Vice President
Jeff Inabnit	Assistant Secretary

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

Also present at the meeting were Misael Flores of Post Oak Municipal Advisors LLC; Barbara Nussa of Republic Services, Inc.; Doug Jeffery of TNG Utility Corporation; Debbie Arellano of Bob Leared Interests; Diego Burgos of Quiddity Engineering, LLC ("Quiddity"); Cheyenne Evans of Champions Hydro-Lawn; Julia Robbins of Municipal Accounts & Consulting, L.P.; and David Oliver, Rachel Beeton, and Kathryn Mercado of Allen Boone Humphries Robinson LLP.

COMMENTS FROM THE PUBLIC

There were no public comments.

MINUTES

The Board considered approving the minutes of the July 22, 2025, regular meeting. After consideration, Director Inabnit moved to approve the minutes of the July 22, 2025, regular meeting, as presented. Director Nommensen seconded the motion, which passed unanimously.

GARBAGE SERVICE MATTERS

Ms. Nussa reported that the District received no inquiries or calls regarding garbage collection during the preceding months. She then reviewed the annual Consumer Price Index increase, a copy of which is attached.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Robbins presented the bookkeeper's report, including the investment report and bills presented for payment, a copy of which is attached.

Ms. Robbins reviewed a proposed budget for fiscal year end September 30, 2026, a copy of which is attached to the bookkeeper's report. She requested input from the Board and consultants on the draft budget prior to the September Board meeting.

Following review and discussion, Director Buell moved to approve the bookkeeper's report and payment of the bills. Director Inabnit seconded the motion, which passed unanimously.

JOINT MAINTENANCE AGREEMENT WITH THE GLEN OAKS GRAND OAKS HOMEOWNERS ASSOCIATION (THE "HOA")

The Board reviewed correspondence from the HOA requesting an increase in the annual contribution pursuant to the Joint Maintenance Agreement. Following discussion, the Board requested financial information from the HOA and tabled the agenda item until a future meeting.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Arellano reviewed the tax assessor/collector's monthly report for the previous month, including bills presented for payment, a copy of which is attached. She stated that the District's 2024 taxes were 98.734% collected as of July 31, 2025. Following review and discussion, Director Nommensen moved to approve the tax assessor/collector's report and the checks presented for payment. Director Inabnit seconded the motion, which passed unanimously.

DISCUSS 2025 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE PUBLIC NOTICE REGARDING ADOPTION OF TAX RATE

The Board considered the District's 2025 tax rate. Mr. Flores distributed and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2025 water, sewer, and drainage debt service tax rate of \$0.53 per \$100 of assessed valuation, based on the District's initial 2025 certified value of \$150,694,551, plus \$5,595,013 representing 75% of the uncertified value under protest. A copy of the debt service tax rate analysis is attached. The Board then discussed the District's operation and maintenance tax rate. Mr. Oliver discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Buell moved to (1) set the public hearing date for September 23, 2025; and (2) authorize the tax assessor/collector to publish notice in the Tomball Potpourri of the District's meeting on September 23, 2025, to set the proposed 2025 total tax rate of \$0.80 per \$100 of assessed valuation, with \$0.53 allocated for debt service on water, sewer, and drainage bonds and \$0.27 allocated for operations and maintenance. Director Nommensen seconded the motion, which passed unanimously.

OPERATOR'S REPORT; HEARING ON TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS AND AUTHORIZE TERMINATION OF SERVICE

Mr. Jeffery reviewed the operator's report, a copy of which is attached. Discussion ensued regarding water accountability in the District.

Mr. Jeffrey presented a list of delinquent customers and reported the residents on the termination list were delinquent in payment of their water and sewer bills and were given written notification in accordance with the District's Rate Order, prior to the meeting, of the opportunity to appear before the Board of Directors to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment.

Following review and discussion, Director Nommensen moved to (1) approve the operator's report; and (2) authorize termination of delinquent accounts, in accordance with the District's Rate Order, and direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director Hammond seconded the motion, which passed unanimously.

DRAINAGE AND DETENTION FACILITY MAINTENANCE MATTERS

Ms. Evans reviewed the drainage and detention facility report, a copy of which is attached.

ENGINEER'S REPORT

Mr. Burgos reviewed the engineer's report, a copy of which is attached.

Mr. Burgos updated the Board on the status of paving work in Glen Oaks, Section 3. He reported Quiddity is coordinating with the homebuilders to agree to their share of the punch list items.

Mr. Burgos updated the Board on the status of clearing and grubbing work in Glen Oaks, Section 6, noting there are no pay estimates for the Board's consideration.

Mr. Burgos updated the Board on Glen Oaks, Section 6, water, sanitary sewer, and drainage. He reviewed and recommended approval of Pay Estimate No. 3 in the amount of \$1,876,386.24, payable to Fellers & Clark, LP ("Fellers").

Mr. Burgos updated the Board on Glen Oaks, Section 6, paving. He stated that the Notice to Proceed will be issued next month.

Mr. Burgos discussed and recommended acceptance of an Assignment of Drainage Easement from Magnolia I, LP for Glen Oaks, Section 3.

Mr. Burgos updated the Board on the preparation of bond application no. 5.

Following review and discussion, Director Buell moved to (1) approve the engineering report; (2) approve Pay Estimate no. 3 in the amount of \$1,876,386.24, payable to Fellers, for Glen Oaks, Section 6, water, sanitary sewer, and drainage; and (3) accept the Assignment of Drainage Easement from Magnolia I, LP for Glen Oaks, Section 3, subject to final legal review. Director Nommensen seconded the motion, which passed unanimously.

ADOPT ORDER ESTABLISHING A RECORDS MANAGEMENT PROGRAM AND DESIGNATING A RECORDS MANAGEMENT OFFICER

Mr. Oliver reviewed with the Board an Order Establishing a Records Management Program and Designating a Records Management Officer. He stated that the District is required by the Texas Local Government Code to establish a records management program to be administered by a records management officer. He added that the Order will be filed with the Director and Librarian of the Texas State Library. After discussion, Director Buell moved that the Board adopt an Order Establishing a Records Management Program and Designating a Records Management Officer, establishing Allen Boone Humphries Robinson LLP as the District's records management officer, and direct that the Order be filed appropriately and retained in the District's official records. Director Inabnit seconded the motion, which passed unanimously.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE

The Board did not convene in executive session.

DISTRICT MEETING SCHEDULE

The Board concurred to hold the next regular meeting on September 23, 2025.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.

(SEAL)




Secretary, Board of Directors

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