

MINUTES  
GRAND OAKS MUNICIPAL UTILITY DISTRICT OF MONTGOMERY COUNTY

September 23, 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 23rd day of September, 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 except Directors Scott and Hammond, thus constituting a quorum.

Also present at the meeting were Kurt Adkins of Summit Management; Melissa Vasquez of Forvis Mazars, LLP ("Forvis"); Barbara Nussa of Republic Services, Inc.; Doug Jeffery of TNG Utility Corporation; Debbie Arellano of Bob Leared Interests; Cameron Miller of Quiddity Engineering, LLC ("Quiddity"); Cheyenne Evans of Champions Hydro-Lawn; Cindy Grimes of Municipal Accounts & Consulting, L.P.; and David Oliver, Rachel Beeton, and Kathryn Mercado of Allen Boone Humphries Robinson LLP ("ABHR").

COMMENTS FROM THE PUBLIC

There were no public comments.

MINUTES

The Board considered approving the minutes of the August 26, 2025, regular meeting. After consideration, Director Nommensen moved to approve the minutes of the August 26, 2025, regular meeting, as presented. Director Inabnit 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.

## ENGAGE AUDITOR TO CONDUCT AUDIT FOR FISCAL YEAR END SEPTEMBER 30, 2025

The Board considered authorizing Forvis to proceed with preparation of the District's audit report for the fiscal year ending September 30, 2025. Ms. Vasquez reviewed an engagement letter and stated that the estimated cost for the audit is \$21,500.00, plus \$1,100.00 for administrative expenses. A copy of the engagement letter is attached. Following discussion, Director Buell moved to engage Forvis to conduct the audit for the fiscal year ending September 30, 2025, authorize execution of the engagement letter, and direct that the letter be filed appropriately and retained in the District's official records. Director Inabnit seconded the motion, which passed unanimously.

## FINANCIAL AND BOOKKEEPING MATTERS

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

Ms. Grimes reviewed a proposed budget for fiscal year end September 30, 2026, a copy of which is attached to the bookkeeper's report.

Following review and discussion, Director Buell moved to: (1) approve the bookkeeper's report and payment of the bills; and (2) adopt the budget for fiscal year end September 30, 2026. Director Nommensen 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 (the "Agreement"). A copy of the request is attached. Following review and discussion, Director Buell moved to (1) approve a \$30,000.00 contribution to the HOA for 2025; (2) approve a Third Amendment to the Agreement (the "Amendment"), and direct that the Amendment be filed appropriately and retained in the District's official records. Director Nommensen seconded the motion, which passed unanimously.

## ANNUAL REPORT TO BOND REVIEW BOARD

Ms. Beeton 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, if required.

## 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 98.775% collected as of August 31, 2025. Following review and discussion, Director Buell moved to approve the tax assessor/collector's report and the checks presented for payment. Director Nommensen seconded the motion, which passed unanimously.

## CONDUCT PUBLIC HEARING, ADOPT ORDER LEVYING TAXES, AND AUTHORIZE EXECUTION OF AMENDMENT TO INFORMATION FORM

Ms. Beeton 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 \$0.80.

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

Ms. Beeton presented an Order Levying Taxes reflecting the proposed 2025 tax rate. She then presented an Amendment to Information Form reflecting the proposed 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 Montgomery County.

After review and discussion, Director Nommensen moved to: (1) adopt the Order Levying Taxes reflecting a total 2025 tax rate of \$0.80 per \$100 of assessed valuation, comprised of \$0.53 to pay debt service on water, sewer, and drainage bonds, and \$0.27 for operations and maintenance; (2) authorize execution of the Amendment to Information Form; and (3) direct that the Order Levying Taxes and Amendment to Information Form be filed appropriately and retained in the District's official records. Director Inabnit 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. Jeffery discussed reported parking issues related to use of the baseball fields located on District property.

The Board considered amending the District's Rate Order to increase the base sewer charge by \$1.02 to account for and pass through the annual Consumer Price Index increase to the garbage contract that becomes effective October 1, 2025.

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 Buell moved to: (1) approve the operator's report; (2) adopt an Amended Rate Order, as discussed; and (3) 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 Nommensen 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. Miller reviewed the engineer's report, a copy of which is attached.

Mr. Miller 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. Miller updated the Board on the status of clearing and grubbing work in Glen Oaks, Section 6. He reviewed and recommended approval of Pay Estimate No. 4 and Final in the amount of \$34,420.00, payable to DL Glover Clearing, LLC ("DL Glover"), and signature of the Certificate of Substantial Completion. Mr. Miller further reviewed and recommended approval of Change Order No. 1 in the amount of \$23,150.00 as a decrease to the contract. The Board determined that Change Order No. 1 is beneficial to the District.

Mr. Miller updated the Board on Glen Oaks, Section 6, water, sanitary sewer, and drainage, noting there are no pay estimates for the Board's consideration.

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

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

Following review and discussion, Director Buell moved to: (1) approve the engineer's report; (2) approve Pay Estimate No. 4 and Final in the amount of \$34,420.00, payable to DL Glover for Glen Oaks, Section 6 clearing and grubbing; (3) execution of the Substantial Completion Certificate for Glen Oaks, Section 6, clearing and grubbing; and

(4) approve Change Order No. 1 in the amount of \$23,150.00 as a decrease to the contract with DL Glover, based on the Board's finding that it is beneficial to the District. Director Nommensen seconded the motion, which passed unanimously.

Mr. Adkins updated the Board regarding development in the District.

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

The Board did not convene in executive session.

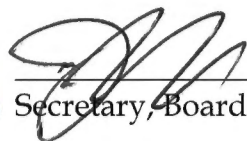
DISTRICT MEETING SCHEDULE

The Board concurred to hold the next regular meeting on October 28, 2025.

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

(SEAL)



Asst.  Secretary, Board of Directors

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