

MINUTES
GRAND OAKS MUNICIPAL UTILITY DISTRICT OF MONTGOMERY COUNTY

October 28, 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 28th day of October, 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 Nommensen and Hammond, thus constituting a quorum.

Also present at the meeting were 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 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 September 23, 2025, regular meeting. After consideration, Director Inabnit moved to approve the minutes of the September 23, 2025, regular meeting, as presented. Director Buell 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.

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. 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.

ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") MATTERS

Ms. Beeton reported that AWBD is requesting each member district appoint a Director voting representative to cast a vote for certain AWBD bylaw amendments. After review and discussion, the Board concurred to appoint Director Buell as the District's voter representative for the AWBD bylaw amendments voting.

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 2025 taxes were 0.02% collected as of September 30, 2025. Following review and discussion, Director Buell moved to approve the tax assessor/collector's report and the checks presented for payment. 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. 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; 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 Inabnit 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 Glen Oaks, Section 6, water, sanitary sewer, and drainage. He reviewed and recommended approval of Pay Estimate No. 4 in the amount of \$332,529.98, payable to Fellers & Clark, LP ("Fellers"). Mr. Burgos further reviewed and recommended approval of Change Order Nos. 1 and 2 in the amounts of \$344,925.04 and \$48,246.25, respectively, as increases to the contract. Discussion ensued, and the Board determined that Change Order Nos. 1 and 2 are beneficial to the District.

Mr. Burgos updated the Board on Glen Oaks, Section 6, paving, and stated that the contractor mobilized.

Mr. Burgos 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 in the amount of \$332,529.98, payable to Fellers for Glen Oaks, Section 6, water, sanitary sewer, and drainage, based on the engineer's recommendation; (3) approve Change Order Nos. 1 and 2 in the amounts of \$344,925.04 and \$48,246.25, respectively, as increases to the contract with Fellers, based on the Board's finding that they are beneficial to the District and the engineer's recommendation. 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 December 2, 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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