

MINUTES  
GRAND OAKS MUNICIPAL UTILITY DISTRICT OF MONTGOMERY COUNTY

December 2, 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 2nd day of December, 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 Julia Robbins of Municipal Accounts & Consulting, L.P.; Debbie Arellano of Bob Leared Interests; Doug Jeffery of TNG Utility Corporation; Diego Burgos of Quiddity Engineering, LLC ("Quiddity"); Cheyenne Evans of Champions Hydro-Lawn ("Champions"); and David Oliver and Franky Wallace of Allen Boone Humphries Robinson LLP ("ABHR").

COMMENTS FROM THE PUBLIC

The Board reviewed resident correspondence requesting a homestead exemption for the 2026 tax year. Ms. Oliver discussed the tax exemption setting process and stated that the Board will consider exemptions for the 2026 tax year in the spring.

MINUTES

The Board considered approving the minutes of the October 28, 2025, regular meeting. After consideration, Director Nommensen moved to approve the minutes of the October 28, 2025, regular meeting, as presented. Director Buell seconded the motion, which passed 4 to 0, with Director Scott being absent for the vote.

GARBAGE SERVICE MATTERS

There was no discussion on this matter.

## 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.

Director Scott joined the 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.

## TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES FOR BOARD OF DIRECTORS WINTER CONFERENCE

Mr. Oliver reviewed the District's Travel Reimbursement Guidelines (the "Guidelines") and the Board discussed expenses for the upcoming Association of Water Board Directors winter conference (the "Conference").

Following review and discussion, Director Buell moved to authorize up to two nights of lodging at the Conference rate, up to three days of per diem, and up to six meals for any Director attending the conference, if submitted in accordance with the District's Guidelines. Director Buell seconded the motion, which passed unanimously.

## TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Arellano reviewed the tax assessor/collector's monthly reports for October and November, including bills presented for payment, copies of which are attached. She stated that the District's 2025 taxes were 5.183% collected as of November 30, 2025.

Following review and discussion, Director Inabnit moved to approve the tax assessor/collector's reports and the checks presented for payment. Director Buell seconded the motion, which passed unanimously.

## HISTORICAL BOND AND TAX REPORT TO COMPTROLLER

Mr. Oliver presented a memorandum regarding requirements for taxing units to submit certain information about proposed and issued bonds and tax rate elections to the Comptroller for incorporation into a public database, a copy of which is attached. He stated that ABHR will work with the District's consultants to prepare and submit the required information by the reporting deadline.

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. The Board concurred to defer terminations, but requested that the operator continue to provide notice of delinquent amounts in accordance with the District procedures.

Following review and discussion, Director Buell moved to: (1) approve the operator's report; and (2) direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director Scott 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.

Ms. Evans stated the homeowner's association requested debris to be removed from the area behind residences on Saw Oaks Drive. She presented and reviewed a proposal in the amount of \$2,500.00, submitted by Champions, for removal of debris behind the residences on Saw Oaks Drive. A copy of the proposal is attached to the report.

Following review and discussion, Director Buell moved to: (1) approve the drainage and detention facility report; and (2) approve the proposal in the amount of \$2,500.00, as discussed. Director Inabnit seconded the motion, which passed unanimously.

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. 5 in the amount of \$65,332.73, payable to Fellers & Clark, LP (“Fellers”).

Mr. Burgos updated the Board on Glen Oaks, Section 6, paving. He reviewed and recommended approval of Pay Estimate No. 1 in the amount of \$400,436.37, payable to Dimas Bros. Construction, LLC (“Dimas”).

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

Mr. Burgos reviewed Quiddity’s 2026 Schedule of Hourly Rates and Reimbursable Expenses with the Board, a copy of which is attached to the engineering report. He confirmed that the new rate would be effective January 1, 2026.

Following review and discussion, Director Buell moved to: (1) approve the engineer’s report; (2) approve Pay Estimate No. 5 in the amount of \$65,332.73, payable to Fellers for Glen Oaks, Section 6, water, sanitary sewer, and drainage, based on the engineer’s recommendation; (3) approve Pay Estimate No. 1 in the amount of \$400,436.37, payable to Dimas for Glen Oaks, Section 6, paving, based on the engineer’s recommendation; and (4) approve Quiddity’s Schedule of Hourly Rates and Reimbursable Expenses. Director Hammond seconded the motion, which passed unanimously.

#### REVIEW AND UPDATE EMINENT DOMAIN REPORT TO THE TEXAS COMPTROLLER

Mr. Oliver reported ABHR will file the District’s Eminent Domain Authority Annual Report with the Comptroller of the State of Texas pursuant to Section 2206.154, Texas Government Code. Following review and discussion, Director Buell authorized ABHR to file the District’s Eminent Domain Authority Annual Report with the Comptroller of the State of Texas. Director Inabnit seconded the motion, which passed unanimously.

#### APPROVE CONSENT TO ASSIGNMENT OF DEVELOPMENT FINANCING AGREEMENT

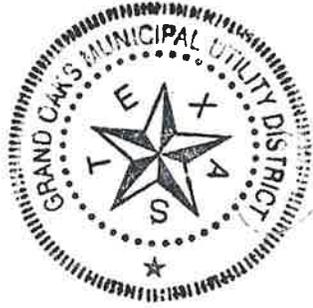
The Board considered authorizing execution of a Consent to Assignment of Development Financing Agreement (“DFA”), consenting to the assignment from Balad Investments, LLC to International Bank of Commerce. Following review and discussion, Director Scott moved to authorize execution of the Consent to Assignment of DFA, subject to final legal review. Director Inabnit seconded the motion, which passed unanimously.

DISTRICT MEETING SCHEDULE

The Board concurred to hold the next regular meeting on January 27, 2026.

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

(SEAL)



A handwritten signature in blue ink, appearing to read 'Phil [unclear]', is written over a horizontal line. Below the line, the text 'Secretary, Board of Directors' is printed.

Secretary, Board of Directors

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