

MINUTES  
GRAND OAKS MUNICIPAL UTILITY DISTRICT OF MONTGOMERY COUNTY

April 28, 2026

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 April, 2026, 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 Inabnit, thus constituting a quorum.

Also present at the meeting were Kurt Adkins of Sumit Management; Barbara Nussa of Republic Services, Inc.; Julia Robbins of Municipal Accounts & Consulting, L.P.; Debbie Arellano of Bob Leared Interests; Doug Jeffery of TNG Utility Corporation ("TNG"); Diego Burgos of Quiddity Engineering, LLC ("Quiddity"); John Rocha of Champions Hydro-Lawn ("Champions"); and David Oliver and Kathryn Mercado of Allen Boone Humphries Robinson LLP ("ABHR").

COMMENTS FROM THE PUBLIC

There were no comments from the public.

MINUTES

The Board considered approving the minutes of the February 4, 2026, regular meeting. After consideration, Director Nommensen moved to approve the minutes of the February 4, 2026, regular meeting, as presented. Director Hammond seconded the motion, which passed unanimously.

GARBAGE SERVICE MATTERS

Ms. Nussa reported that the District has not received any inquiries or calls regarding garbage collection.

## 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 presented and reviewed the current renewal rates from Reliant Energy ("Reliant"). Discussion ensued.

Following review and discussion, Director Buell moved to: (1) approve the bookkeeper's report and payment of the bills; and (2) approve the renewal contract with Reliant for a term of 24 months at 9.2 cents/kWh. Director Nommensen seconded the motion, which passed unanimously.

## TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Arellano reviewed the tax assessor/collector's monthly reports for February and March, including bills presented for payment, copies of which are attached. She stated that the District's 2025 taxes were 97.27% collected as of March 31, 2026. Following review and discussion, Director Buell moved to approve the tax assessor/collector's reports and the checks presented for payment. Director Hammond 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 reviewed an annual report on the District's Identity Theft Prevention Program, a copy of which is attached to the operator's report. He stated that the report indicates there were no significant incidents of identity theft detection. He recommended continued implementation of the program without changes.

Mr. Jeffrey stated that all retail public water suppliers are required to submit to the Texas Water Development Board a water loss audit once every five years and requested the Board authorize filing of the same.

Mr. Jeffrey discussed the following complaints regarding high water bills: (i) resident no. 1 identified a running toilet; and (ii) resident no. 2 had a private plumber identify a running toilet, which has since been repaired. Mr. Jeffrey noted that TNG recommends no action on resident no. 1 and recommends the removal of late fees from November 2025 to present for resident no. 2.

Mr. Jeffrey reported that TNG engaged a new collections company who will not collect outstanding amounts prior to 2021. He requested Board authorization to write off uncollectible accounts owed prior to 2021 in an approximate amount of \$25,000.00 and discussion ensued.

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) authorize TNG to file the water loss audit with the Texas Water Development Board; (3) authorize TNG to remove the late fees from the November 2025 to present bills for resident no. 2, as recommended; (4) authorize TNG to write off uncollectible accounts owed prior to 2021 totaling approximately \$25,000.00; and (5) authorize termination of delinquent accounts, in accordance with the District's Rate Order, 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.

#### CONDUCT ANNUAL REVIEW OF DROUGHT CONTINGENCY PLAN

Mr. Jeffrey discussed the District's current Drought Contingency Plan. The Board concurred no changes were necessary to the current Drought Contingency Plan and took no further action.

#### REVIEW CRITICAL LOAD SPREADSHEET AND AUTHORIZE FILING

Mr. Oliver reviewed the Critical Load Spreadsheet for the District's facilities. He stated that the District's bookkeeper, engineer, and operator have reviewed and approved the Critical Load Spreadsheet. After review and discussion, Director Hammond moved to authorize annual filing of the Critical Load Spreadsheet and direct that the Critical Load Spreadsheet be filed appropriately and retained in the District's official records. Director Buell seconded the motion, which passed unanimously.

#### DRAINAGE AND DETENTION FACILITY MAINTENANCE MATTERS

Mr. Rocha reviewed the drainage and detention facility report, a copy of which is attached. Following review and discussion, Director Buell moved to approve the drainage and detention facility report. Director Hammond 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 that the developer authorized Infrastructure Construction Services to proceed with the punch list items. Mr. Burgos noted that Montgomery County completed the inspection and identified additional 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 Nos. 7 and 8 and Final in the amounts of \$93,172.36 and \$85,528.51, respectively, payable to Fellers & Clark, LP ("Fellers") and signature of the Certificate of Substantial Completion. Mr. Burgos further reviewed and recommended approval of Change Order No. 3 in the amount of \$53,012.38, as a decrease to the contract. Discussion ensued, and the Board determined that Change Order No. 3 is beneficial to the District.

Mr. Burgos updated the Board on Glen Oaks, Section 6, paving. He reviewed and recommended approval of Pay Estimate Nos. 3 and 4 and Final in the amounts of \$53,750.70 and \$143,556.75, respectively, payable to Dimas Bros. Construction, LLC ("Dimas") and signature of the Certificate of Substantial Completion. Mr. Burgos further reviewed and recommended approval of Change Order No. 1 in the amount of \$52,432.50, as a decrease to the contract. Discussion ensued, and the Board determined that Change Order No. 1 is beneficial to the District.

The Board conducted a review of the Emergency Preparedness Plan ("EPP").

Mr. Burgos updated the Board on bond application no. 5. He requested Board authorization to proceed with preparation of bond application no. 5. Mr. Oliver presented a Resolution Authorizing Application to the Texas Commission on Environmental Quality for Approval of Project and Bonds.

The Board considered acceptance of a Special Warranty Deed from Balad Investments, LLC for conveyance of Section 6, Reserve B, Detention Pond. Mr. Rocha presented a proposed maintenance schedule in the annual amount of \$22,895.00, submitted by Champions, to maintain Section 6, Reserve B, Detention Pond. A copy of the maintenance schedule is attached to the drainage and detention facility report.

Following review and discussion, Director Buell moved to: (1) approve the engineer's report; (2) approve Pay Estimate Nos. 7 and 8 and Final in the amounts of \$83,712.36 and \$85,528.51, respectively, payable to Fellers for Glen Oaks, Section 6, water, sanitary sewer, and drainage, based on the engineer's recommendation; (3) execution of the Substantial Completion Certificate for Glen Oaks, Section 6, water, sanitary sewer, and drainage; (4) approve Change Order No. 3 in the amount of \$53,012.38, respectively, as a decrease to the contract with Fellers, based on the Board's finding that it is beneficial

to the District and the engineer's recommendation; (5) approve Pay Estimate Nos. 3 and 4 and Final in the amounts of \$53,750.70 and \$143,556.75, respectively, payable to Dimas for Glen Oaks, Section 6, paving, based on the engineer's recommendation; (6) execution of the Substantial Completion Certificate for Glen Oaks, Section 6 Paving; (7) approve Change Order No. 1 in the amount of \$52,432.50, as a decrease to the contract with Dimas, based on the Board's finding that it is beneficial to the District and the engineer's recommendation; (8) approve the EPP with necessary updates, subject to receipt of the City of Magnolia's EPP, and authorize filing as appropriate; (9) authorize Quiddity to proceed with preparation of bond application no. 5; (10) adopt the Resolution Authorizing Application to the Texas Commission on Environmental Quality for Approval of Project and Bonds; (11) accept the Special Warranty Deed from Balad Investments LLC for the conveyance of Section 6, Reserve B, Detention Pond; and (12) approve the maintenance schedule in the annual amount of \$22,895.00, submitted by Champions, for maintenance of Section 6, Reserve B, Detention Pond. Director Nommensen seconded the motion, which passed unanimously.

### 2026 DIRECTORS ELECTION

Mr. Oliver discussed procedures related to the 2026 Directors Election. He presented a Certificate Declaring Unopposed Status of Candidates for Election to the Board of Directors executed by the Secretary's agent stating that the District received two candidate applications for the two director positions for the May 2, 2026, Directors Election.

Mr. Oliver discussed procedures related to the District's 2026 Directors Election. He reviewed an Order Cancelling Election and Declaring Unopposed Candidates Elected to Office stating that the May 2, 2026, Directors Election is cancelled and that the unopposed candidates, Brandon Buell and John Hammond, are declared elected to office to serve from the May 2, 2026, election until the May 4, 2030, Directors Election.

Mr. Oliver discussed that the Board had approved entering into a contract with Montgomery County to administer the District's 2026 Directors Election. The Board considered cancelling the contract.

Following review and discussion, Director Nommensen moved to (1) accept the Certificate Declaring Unopposed Status of Candidates for Election to the Board of Directors; (2) approve the execution of the Order Cancelling Election and Declaring Unopposed Candidates Elected to Office, effective March 24, 2026, and direct that the Order be filed appropriately and retained in the District's official records; and (3) cancel the contract with Montgomery County for election services for the 2026 Directors Election, effective as of March 24, 2026. Director Hammond seconded the motion, which passed unanimously.

DEVELOPMENT IN THE DISTRICT

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

DISTRICT MEETING SCHEDULE

The Board concurred to hold the next regular meeting on May 26, 2026.

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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