

MINUTES
GRAND OAKS MUNICIPAL UTILITY DISTRICT OF MONTGOMERY COUNTY

February 4, 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 4th day of February, 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 Director Hammond, thus constituting a quorum.

Also present at the meeting were Nathan Naquin of Off Cinco; Melissa Vasquez of Forvis Mazars, LLP; Kurt Adkins of Sumit Management; 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 and 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 December 2, 2025, regular meeting. After consideration, Director Buell moved to approve the minutes of the December 2, 2025, regular meeting, as presented. Director Nommensen seconded the motion, which passed 3-0, with Director Scott being absent for the vote.

GARBAGE SERVICE MATTERS

Mr. Oliver reported that the District has not received any inquiries or calls regarding garbage collection.

APPROVE AUDIT FOR FISCAL YEAR END SEPTEMBER 30, 2025

Ms. Vasquez presented the draft audit for the fiscal year end September 30, 2025. Following review and discussion, Director Buell moved to approve the audit for the fiscal year ending September 30, 2025, subject to final review. Director Inabnit seconded the motion, which passed 3-0, with Director Scott being absent for the vote.

APPROVE ANNUAL REPORT IN ACCORDANCE WITH CONTINUING DISCLOSURE OF INFORMATION REQUIREMENTS

Mr. Oliver stated that, as part of the District's continuing disclosure obligations, the District is required to file its annual report with the Municipal Securities Rulemaking Board through the Electronic Municipal Market Access System ("EMMA") pursuant to SEC Rule 15c2-12. Following review and discussion, Director Nommensen moved to approve the Annual Report, authorize ABHR to file the Report through EMMA, and direct that the Report be filed appropriately and retained in the District's official records. Director Buell seconded the motion, which passed 3-0, with Director Scott being absent for the vote.

ANNUAL REPORT REGARDING POST-ISSUANCE COMPLIANCE POLICY

Mr. Oliver reported on the District's compliance activities during the prior calendar year related to bond financings. He stated that no corrective action is required at this time.

ANNUAL REVIEW OF PROCEDURES FOR CONTINUING DISCLOSURE COMPLIANCE

The Board reviewed the District's procedures for continuing disclosure compliance. Mr. Oliver stated that no changes are recommended at this time.

RENEWAL OF DISTRICT'S INSURANCE POLICIES

The Board reviewed a proposal for renewal of the District's insurance from McDonald & Wessendorff Insurance ("M & W") for an annual premium of \$9,654.00. Following review and discussion, Director Nommensen moved to accept the proposal for the District's insurance from M & W, and direct that the proposal be filed appropriately and retained in the District's official records. Director Inabnit seconded the motion, which passed unanimously.

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.

Mr. Oliver explained that the annual disclosure statements required by the Public Funds Investment Act disclose relationships between the District's Investment Officer and bookkeeper and entities or individuals who are offering, have offered, or may offer to engage in an investment transaction with the District. He also explained that the statements would be filed in the District's permanent records and with the Texas Ethics Commission.

Following review and discussion, Director Buell moved to: (1) approve the bookkeeper's report and payment of the bills; and (2) accept the disclosure statements presented and authorize they be filed appropriately. Director Inabnit seconded the motion, which passed unanimously.

ASSOCIATION OF WATER BOARD DIRECTORS CONFERENCES

It was noted that no Director attended the winter conference. The Board considered authorizing attendance at the summer conference. After discussion, Director Buell moved to authorize attendance of any interested Directors at the summer conference. Director Scott seconded the motion, which passed unanimously.

ADOPT RESOLUTION ESTABLISHING THE AUTHORIZED DEPOSITORY INSTITUTIONS AND ADOPTING LIST OF QUALIFIED BROKER/DEALERS WITH WHOM THE DISTRICT MAY ENGAGE IN INVESTMENT TRANSACTIONS

The Board reviewed a list of authorized Broker/Dealers provided by the District's bookkeeper. Mr. Oliver then reviewed a Resolution Establishing Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions.

Following review and discussion, Director Buell moved to adopt the Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Scott seconded the motion, which passed unanimously.

ANNUAL REVIEW OF INVESTMENT POLICY

The Board conducted its annual review of the District's Investment Policy, and Mr. Oliver stated that neither ABHR nor the bookkeeper have any recommended changes. Following review and discussion, Director Buell made a motion to adopt the Resolution Regarding Annual Review of Investment Policy and to direct that a copy of the Resolution be filed and retained in the District's records. Director Nommensen 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 90.60% collected as of December 31, 2025.

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

ADOPT RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

The Board discussed optional tax exemptions the District may offer its residents, including a general residential homestead exemption and a homestead exemption for disabled persons or persons over 65 years of age. Mr. Oliver then reviewed a Resolution Concerning Exemptions from Taxation for the 2026 tax year. Following review and discussion, Director Nommensen moved to adopt the Resolution Concerning Exemptions from Taxation reflecting that the Board rejects any exemption of residential homesteads from ad valorem taxation. Director Buell seconded the motion, which passed unanimously.

ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2026 TAX YEAR

The Board discussed the District's development status. Mr. Oliver discussed the "truth-in-taxation" property tax calculations and tax levy process for water districts in Chapter 49, Texas Water Code. He stated that such legislation established three main categories for water districts, based on a district's development status and/or tax rate. Mr. Oliver reviewed the definitions for each of the three categories and said the Board must annually determine the District's category for that tax year and follow the associated notice and levy provisions in the Texas Water Code. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a developing district for the 2026 tax year.

After review and discussion, Director Buell moved to adopt a Resolution Regarding Development Status for 2026 Tax Year establishing the District as a developing district for the 2026 tax year, pursuant to Section 49.23602, Texas Water Code, and direct that the Resolution be filed appropriately and retained in the District's official records. 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, 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 noted damage to the fence at the baseball field.

Ms. Evans reviewed a proposal in the amount of \$18,735.10, submitted by Champions, for Phase 1 repairs to the new drainage channel. A copy of the proposal is attached to the report.

Ms. Evans reviewed a proposal in the amount of \$16,819.80, submitted by Champions, for Phase 2 repairs to the new drainage channel. A copy of the proposal is attached to the report. Ms. Evans noted that an unauthorized outfalls were installed by a resident along the drainage channel. The Board considered authorizing ABHR to transmit a letter to the resident regarding the removal of the unauthorized installation.

Ms. Evans reviewed a proposal in the amount of \$350.00, submitted by Champions, for debris removal in the drainage channel and behind residences. A copy of the proposal is attached to the report.

Following review and discussion, Director Scott moved to: (1) approve the drainage and detention facility report; (2) approve the proposal in the amount of \$18,735.10, for Phase 1 repairs to the new drainage channel; (3) approve the proposal in the amount of \$350.00 for the debris removal, as detailed above; and (4) authorize ABHR

to transmit a letter to the resident regarding the removal of the unauthorized outfalls. Director Buell seconded the motion, which passed unanimously. The Board did not take action on the proposal in the amount of \$16,819.80 for Phase 2 repairs to the new drainage channel.

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 a final inspection with Montgomery County (the "County") will be scheduled once the punch list items are complete.

Mr. Burgos updated the Board on Glen Oaks, Section 6, water, sanitary sewer, and drainage. He reviewed and recommended approval of Pay Estimate No. 6 in the amount of \$106,656.50, 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. 2 in the amount of \$837,823.68, payable to Dimas Bros. Construction, LLC ("Dimas").

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

Director Nommensen left the meeting.

Following review and discussion, Director Buell moved to: (1) approve the engineer's report; (2) approve Pay Estimate No. 6 in the amount of \$106,656.50, payable to Fellers for Glen Oaks, Section 6, water, sanitary sewer, and drainage, based on the engineer's recommendation; and (3) approve Pay Estimate No. 2 in the amount of \$837,823.68, payable to Dimas for Glen Oaks, Section 6, paving, based on the engineer's recommendation. Director Inabnit seconded the motion, which passed unanimously.

EXHIBIT A TO SERVICE AGREEMENT WITH OFF CINCO

Mr. Naquin presented Exhibit A to the Service Agreement with Off Cinco, including ADA compliance and monitoring and updates. A copy of the proposal is attached. The Board considered revising Exhibit A to exclude ADA compliance monitoring and updates. Following review and discussion, Director Buell moved to approve Exhibit A, as revised. Director Inabnit seconded the motion, which passed unanimously. The Board concurred to consider a proposal for ADA compliance monitoring and updates when it becomes mandatory.

2026 DIRECTORS ELECTION

Mr. Oliver discussed procedures related to the 2026 Directors Election. He reviewed a Resolution Designating an Agent of the Secretary of the Board of Directors During the 2026 Directors Election.

Mr. Oliver reported on requirements to post a Notice of Deadline to File Applications for Place on the Ballot for the 2026 Directors Election.

Mr. Oliver stated that the District may contract with the County to conduct the District's 2026 Directors Election.

Mr. Oliver then reviewed an Order Calling Directors Election establishing the procedures for conducting the election.

Mr. Oliver discussed that Notice of Election may be required to be posted or published and provided to the County Clerk and Voter Registrar of the County.

Following review and discussion, Director Inabnit moved to (1) adopt a Resolution Designating an Agent of the Secretary of the Board During the 2026 Directors Election appointing Kathryn Mercado as the agent of the Secretary of the Board of Directors to perform the duties of the District's Directors Election, authorize the agent to post the related notice as required, and direct that the Resolution be filed appropriately and retained in the District's official records; (2) authorize the Secretary's agent to post the Notice of Deadline to File Applications as required; (3) contract with the County to administer the District's election; (4) adopt the Order Calling Directors Election and direct that it be filed appropriately and retained in the District's records; and (5) authorize the Secretary's agent to post or publish and provide to the County Clerk and Voter Registrar Notice of Election, if required. Director Buell 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 March 24, 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 'Rick Thomas', is written over a horizontal line.

Secretary, Board of Directors

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