

MINUTES
GRAND OAKS MUNICIPAL UTILITY DISTRICT OF MONTGOMERY COUNTY

May 26, 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 26th day of May, 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 Nommensen and Hammond, thus constituting a quorum.

Also present at the meeting were Kurt Adkins and Santiago Labarthe of Summit 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, Jessica Pharis, 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 April 28, 2026, regular meeting. After consideration, Director Buell moved to approve the minutes of the April 28, 2026, regular meeting, as presented. Director Inabnit 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.

Ms. Nussa reported that several residents have requested an additional bin. She noted that Republic will create an account for the requesting residents and bill them individually for costs associated with additional disposal.

Following review and discussion, Director Buell moved to authorize Republic to create accounts for the requesting residents and bill them accordingly. 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.

Ms. Robbins reviewed an EVO Snapshot, a copy of which is attached to the bookkeeper's report.

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 ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") SUMMER CONFERENCE

Mr. Oliver discussed the District's Travel Reimbursement Guidelines in connection with the upcoming AWBD summer conference, and discussion ensued regarding specific expenses eligible and ineligible for the conference. After review and discussion, Director Buell moved to approve up to four per diems, three hotel nights, and reasonable meals for each director attending the AWBD summer conference, all to be submitted in accordance with the District's Guidelines. Director Scott 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 97.87% collected as of April 30, 2026.

Ms. Arellano stated that the 2026 preliminary assessed value for the District is \$161,377,047.

Following review and discussion, Director Buell moved to approve the tax assessor/collector's reports 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 reviewed the District's proposed 2025 Consumer Confidence Report ("CCR"), a copy of which is attached. He stated that a link to the CCR will be added to this month's water bill and distributed to District customers and filed with the Texas Commission on Environmental Quality ("TCEQ") by July 1, 2026.

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) approve the CCR and authorize distribution of the CCR to District customers and filing of the certificate of delivery with the TCEQ; 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 Inabnit seconded the motion, which passed unanimously. The Board did not amend the District Rate Order.

DRAINAGE AND DETENTION FACILITY MAINTENANCE MATTERS

Mr. Rocha reviewed the drainage and detention facility maintenance report, a copy of which is attached.

Mr. Rocha presented a proposal in the amount of \$600.00, submitted by Champions, to plug the illegal outfalls behind 18638 Legend Oaks Drive.

Following review and discussion, Director Scott moved to: (1) approve the drainage and detention facility report; and (2) approve the proposal in the amount of \$600.00 to plug the illegal outfalls behind 18638 Legend Oaks Drive. Director Inabnit seconded the motion, which passed unanimously.

DEVELOPMENT IN THE DISTRICT

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

MAINTENANCE AGREEMENT WITH GRAND OAKS HOMEOWNERS ASSOCIATION ("HOA")

There was no discussion on this agenda item.

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 completed the revised punch list items identified by Montgomery County (the "County"). Mr. Burgos noted that a final inspection has been requested from the County.

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

Following review and discussion, Director Scott moved to approve the engineer's report. Director Buell seconded the motion, which passed unanimously.

2026 DIRECTORS ELECTION

The Board considered approving a Certificate of Election, reflecting the election of Brandon Buell and John Hammond to the Board of the District for a four-year term. After review and discussion, Director Inabnit moved to approve the Certificate of Election and the distribution of same to Directors Buell and Hammond and direct that the Certificate be filed appropriately and retained in the District's official records. Director Buell seconded the motion, which passed unanimously.

The Board considered approving the Sworn Statement and Oath of Office for Directors Buell and Hammond. After review and discussion, Director Inabnit moved to approve the Sworn Statements and Oaths of Office, and direct that the documents be filed appropriately and retained in the District's official records, and that the Oaths of Office be filed with the Secretary of State as required by law. Director Buell seconded the motion, which passed unanimously.

REORGANIZE THE BOARD

The Board concurred to take no action on this agenda item.

DISTRICT REGISTRATION FORM

Mr. Oliver stated the District Registration Form must be filed with the TCEQ to show the new terms of office for re-elected directors. After discussion, Director Inabnit moved to authorize filing the District Registration Form with the TCEQ. Director Buell seconded the motion, which passed unanimously.

CYBERSECURITY AND ARTIFICIAL INTELLIGENCE TRAINING REQUIREMENTS

Mr. Oliver reviewed a memorandum regarding annual cybersecurity and artificial intelligence training requirements for local government employees and elected and appointed officials. He stated that the required training should be completed and reported to ABHR prior to the August 31st deadline for reporting compliance to the Texas Department of Information Resources ("DIR"). After review and discussion, the Board directed the required persons to complete their certified training programs and report their completion to ABHR for reporting to the DIR by August 31st.


DISTRICT MEETING SCHEDULE

The Board concurred to hold the next regular meeting on June 23, 2026.

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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