

MINUTES
GALVESTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 39

February 3, 2026

The Board of Directors (the "Board") of Galveston County Municipal Utility District No. 39 (the "District") met in regular session, open to the public, on the 3rd day of February, 2026, at 400 West Walker, League City, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

David Parker	President
Courtney Boudreaux	Vice President
Donna Bane	Secretary
Mark Marquis	Assistant Vice President
Omar Flores	Assistant Secretary

and all of the above were present, thus constituting a quorum.

Also attending the meeting were Dana Davis of Myrtle Cruz, Inc.; Odett Newman of Bob Leared Interests; and Greer Pagan and Hope Palmer of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

The Board opened the meeting for public comments. There being no comments from the public, the Board closed the public comments portion of the meeting.

MINUTES

The Board considered approving the minutes of the December 2, 2025, regular meeting. Following review and discussion, Director Parker moved to approve the minutes, as submitted. Director Flores seconded the motion, which passed unanimously.

2026 DIRECTOR ELECTION

Mr. Pagan 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 Period.

He then reported on requirements to file a Notice of Deadline to File Applications for Place on the Ballot for the 2026 Directors Election.

Mr. Pagan then reported that the District may contract with Galveston County to conduct the District's 2026 Directors Election.

Mr. Pagan reviewed an Order Calling Directors Election. He stated that the election will be held on May 2, 2026, and he discussed the required notices of the election.

Following review and discussion, Director Marquis moved to: (1) adopt a Resolution Designating an Agent of the Secretary of the Board during the 2026 Directors Election Period appointing Hope Palmer 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 for a Place on the Ballot; (3) approve a contract with Galveston County for election services; and (4) adopt the Order Calling Directors Election and authorize the Notice of Election. Director Boudreaux seconded the motion, which passed unanimously.

BOOKKEEPER'S REPORT

Ms. Davis presented and reviewed the bookkeeper's report and the summary of investments, a copy of which is attached, and the bills for the Board's review. Following review and discussion, Director Parker moved to approve the bookkeeper's report, the summary of investments, and payment of the bills. Director Marquis seconded the motion, which passed unanimously.

ANNUAL DISCLOSURE STATEMENTS

In accordance with the District's Investment Policy, the Board considered the annual disclosure statements of Dana Davis and Mary Jarmon as the District's bookkeeper and investment officer, respectively. Mr. Pagan explained that the statements disclose any relationships with entities or individuals who are offering, have offered, or may offer to engage in an investment transaction with the District, and the disclosure statements will be filed with the Texas Ethics Commission and the District. After review and discussion, Director Marquis moved to accept the disclosure statements as presented and to authorize that they be appropriately filed. Director Flores seconded the motion, which passed unanimously.

ANNUAL REPORT REGARDING POST-ISSUANCE COMPLIANCE POLICY

Mr. Pagan 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 REPORT IN ACCORDANCE WITH CONTINUING DISCLOSURE OF INFORMATION AGREEMENT

Mr. Pagan discussed an Annual Report containing updated financial and operating data that was filed in accordance with the continuing disclosure provisions contained in the bond resolutions. He stated that the District is required to file certain financial and operating data with the Municipal Securities Rulemaking Board through the Electronic Municipal Market Access ("EMMA") system in compliance with SEC Rule 15c12-12. Following review and discussion, Director Parker moved to approve the Annual Report, ratify submission of the District's updated financial and operating data to EMMA in compliance with the continuing disclosure provisions contained in the bond resolutions and direct that the Report be filed appropriately and retained in the District's official records. Director Flores seconded the motion, which passed unanimously.

TAX REPORT

Ms. Newman presented and reviewed the District's tax report, which includes a list of checks that were written after the last meeting and a list of delinquent taxpayers, a copy of which is attached. She reported that 93.9% of the District's 2025 taxes were collected as of January 31, 2026. After review and discussion, Director Parker moved to approve the tax reports and the list of checks. Director Boudreaux seconded the motion, which passed unanimously.

RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

Mr. Pagan stated the District currently offers a \$30,000 exemption for individuals who are disabled or 65 years of age or older. After review and discussion, Director Boudreaux moved to adopt the Resolution Concerning Exemption from Taxation exempting from ad valorem taxation by the District \$30,000 of the appraised value of residence homesteads of individuals who are disabled or 65 years of age or older and rejecting the general homestead exemption. Director Bane seconded the motion, which passed unanimously.

The Board noted it will meet next on April 7, 2026.




Secretary, Board of Directors

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