

**WOOD TRACE MUNICIPAL UTILITY DISTRICT NO. 1,
OF MONTGOMERY COUNTY, TEXAS**

**Minutes of Meeting of Board of Directors
August 12, 2026**

The Board of Directors of Wood Trace Municipal Utility District No. 1, of Montgomery County, Texas met in accordance with the duly posted notice of meeting, and the roll was called of the duly constituted members of the Board of Directors, to-wit:

David Berenger, President
Dexter Braband, Vice President
David Ricke, Secretary
Greg Thomas, Assistant Secretary
Michael Zanella, Assistant Secretary

all of whom were present, thus constituting a quorum.

Also present were Robin Goin of Bob Leared Interests ("Leared"); Gregg Haan, who entered later in the meeting as noted herein, and Mark Swanson and Cole Caraway of LJA Engineering, Inc. ("LJA"); Dulcé Molina of Municipal Accounts & Consulting, L.P. ("MA&C"); Justin Morgan and Nancy Rodriguez of Water District Management Company, Inc. ("WDM"); Rod Rudine of Texas Groundworks Management, Inc. ("TGM"); Jennifer Hanna of Forvis Mazars, LLP ("Forvis"); Ryan Haynes of Environmental Allies ("EA"); and Heather Kelly and Kris Eddlemon of Schwartz, Page & Harding, L.L.P. ("SPH").

The President called the meeting to order and declared it open for such business as might regularly come before it.

PUBLIC COMMENTS

The Board began by opening the meeting for public comments. Mr. Rudine addressed the Board and discussed services provided by TGM.

APPROVAL OF MINUTES

As the next order of business, the Board considered approval of the minutes of the Board of Directors meeting held on July 8, 2026. After discussion, Director Ricke moved that the minutes be approved, as written. Director Braband seconded said motion, which unanimously carried.

Mr. Haan entered the meeting at this time.

Mr. Rudine exited the meeting at this time.

BOOKKEEPING REPORT

Ms. Molina next reviewed the Bookkeeping Report dated August 12, 2026, a copy of which is attached as **Exhibit A**, including the disbursements presented for payment from the District's various accounts. After discussion on the matter, it was moved by Director Berenger that the Bookkeeping Report be approved and that the disbursements identified therein be approved for payment. Director Ricke seconded said motion, which carried unanimously.

OPERATING BUDGET

Ms. Molina presented to and reviewed with the Board a proposed operating budget for the District's fiscal year ending August 31, 2027, a copy of which is included with **Exhibit A**. Revisions were noted to lines items related to the Water Supply Plant No. 1 Phase 4 project and tree maintenance. Following discussion, Director Berenger moved that the proposed budget for the District's fiscal year ending August 31, 2027, be adopted, as revised. Director Ricke seconded said motion which unanimously carried.

ENGAGEMENT OF AUDITOR IN CONNECTION WITH AUDIT REPORT FOR FISCAL YEAR ENDING AUGUST 31, 2026

Ms. Hanna next presented and discussed with the Board an engagement letter from Forvis for the District's audit report for its fiscal year ending August 31, 2026, a copy of which is attached hereto as **Exhibit B**. She advised the Board that the cost for the preparation of such audit is estimated to be \$26,500 plus expenses. After discussion on the matter, Director Braband moved that (i) Forvis be engaged to conduct the District's audit for its fiscal year ending August 31, 2026, (ii) Forvis' engagement letter be approved and the President be authorized to execute same on behalf of the Board and the District, and (iii) Forvis' Texas Ethics Commission Form 1295 submitted in connection therewith be accepted. Director Berenger seconded said motion, which carried unanimously.

TAX ASSESSOR-COLLECTOR REPORT

Ms. Goin next presented to and reviewed with the Board the Tax Assessor-Collector Report for the month of July 2026, a copy of which is attached hereto as **Exhibit C**. After discussion, Director Berenger moved that said Report be approved and that the disbursements identified in the Report be approved for payment from the District's tax account. Director Ricke seconded said motion, which carried unanimously.

AMENDED AND RESTATED AGREEMENT FOR SERVICES WITH BLICO, INC. D/B/A BOB LEARED INTERESTS

The Board deferred approval of an Amended and Restated Agreement for Services with BLICO, Inc. d/b/a Bob Leared Interests.

DELINQUENT TAX REPORT

The Board deferred action relative to the review of a delinquent tax report from the District's delinquent tax collections attorney, Perdue, Brandon, Fielder, Collins & Mott, L.L.P., as one had not been received.

FINANCIAL ADVISOR'S RECOMMENDATION CONCERNING THE DISTRICT'S PROPOSED 2026 TAX RATE

The Board deferred review of the financial advisor's recommendation concerning the District's proposed 2026 tax rate until the next meeting.

ENGINEERING REPORT

Mr. Swanson introduced Mr. Caraway and Mr. Haan to the Board. He then presented and reviewed with the Board a written Engineering Report dated August 12, 2026, a copy of which is attached hereto as **Exhibit D**. He discussed the status of electrical improvements at Water Supply Plant No. 1, as well as an updated Capital Improvement Plan, a copy of which is attached to the Engineering Report. No action was taken by the Board at this time.

STORMWATER MANAGEMENT PROGRAM

The Board considered the status of the District's Stormwater Management Program. The Board noted that a representative of Storm Water Solutions, LP was not present at the meeting, and deferred further discussion regarding the matter.

Ms. Hanna exited the meeting at this time.

REPORT FROM ENVIRONMENTAL ALLIES

Mr. Haynes next presented and reviewed a report provided by EA for the month of July with regard to mowing and maintenance of District drainage and detention areas, a copy of which Report is attached hereto as **Exhibit E**. He then presented a proposal, a copy of which is attached to the report, for maintenance of the drainage swale located along Woodtrace Boulevard. Following discussion, the Board concurred to defer taking action until the next meeting.

The Board next discussed an inquiry from a District resident regarding ponding along his fence-line and backyard. Following discussion, Mr. Swanson advised that LJA will further investigate this matter and report back to the Board.

OPERATION AND MAINTENANCE REPORT

Ms. Rodriguez presented and reviewed the Operation and Maintenance Report for the month of June 2026, a copy of which is attached hereto as **Exhibit F**. She advised that the District has entered Stage One of its Drought Contingency Plan.

Director Braband exited the meeting at this time.

Mr. Morgan advised that the controller for Lift Station No. 1 needs to be replaced at a cost of \$6,100. Following discussion, Director Zanella moved that WDM be authorized to replace the controller, as discussed and as recommended by WDM. Director Berenger seconded the motion, which unanimously carried.

The Board next considered a proposal provided by Texas Hydrant Services to repaint the District's fire hydrants, a copy of which is attached to the Operation and Maintenance Report. Following discussion, Director Zanella moved that the Board approve the proposal, as presented. Director Thomas seconded the motion, which unanimously carried.

HOMEOWNER ASSOCIATION MATTERS

The Board next considered homeowner association matters. No action was taken by the Board at this time.

UTILITY COMMITMENTS

Ms. Kelly reported that the District has not received any requests for utility commitments.

CYBERSECURITY

The Board next considered status of compliance with the annual cybersecurity training as required by Chapters 2054 and 2063, Texas Government Code, and noted that all members have completed the training.

LOCAL GOVERNMENT BOND, TAX, AND PROJECT DATABASE REPORT

Ms. Kelly advised the Board that, pursuant to Chapter 403, Texas Government Code, as amended by H. B. 103 in the 89th Regular Legislative Session, every taxing unit that currently levies a tax, including the District, must annually submit a tax rate and bond authorization and issuance report to the Comptroller of Public Accounts (the "Comptroller") for inclusion in the Comptroller's Local Government, Bond, Tax, and Project Database. She noted that, pursuant to the rules adopted by the Comptroller, the annual report will include (i) bond elections held in May 2026, and (ii) bond issuances that utilized authority voted since May 2015. Following discussion, Director Thomas moved that the District's consultants be authorized to prepare the report, and that SPH be authorized to submit same to the Comptroller on the District's behalf. Director Berenger seconded the motion which carried unanimously.

ATTORNEY'S REPORT

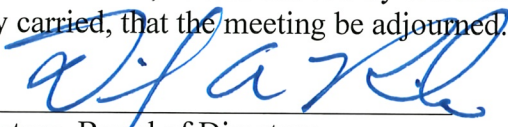
Ms. Kelly advised that she had nothing further of a legal nature to report other than those items which were previously addressed in the meeting.

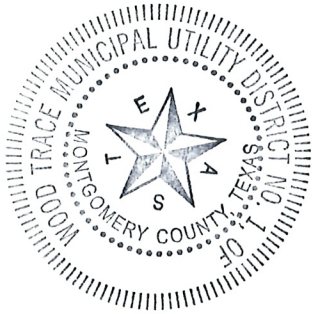
FUTURE AGENDA ITEMS

The Board next considered matters for possible placement on future agendas. There were no other future agenda items to be discussed other than matters previously noted during the meeting.

ADJOURNMENT

There being no further business to come before the Board, it was moved by Director Berenger, seconded by Director Zanella and unanimously carried, that the meeting be adjourned.


Secretary, Board of Directors



LIST OF ATTACHMENTS

<u>Exhibit A</u>	Bookkeeper's Report; Operating Budget
<u>Exhibit B</u>	Engagement Letter - Forvis
<u>Exhibit C</u>	Tax Assessor/Collector's Report
<u>Exhibit D</u>	Engineering Report
<u>Exhibit E</u>	Report – Environmental Allies
<u>Exhibit F</u>	Operations and Maintenance Report