

MINUTES
GALVESTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 39

April 7, 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 7th day of April, 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 except Director Marquis, thus constituting a quorum.

Also attending the meeting were Anthea Moran of Masterson Advisors, LLC; 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 February 3, 2026, 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 presented a Certificate Declaring Unopposed Status of Candidates for Election to the Board of Directors executed by the Board Secretary stating that the District received two candidate applications for the two director positions for the May 2, 2026, Directors Election.

Mr. Pagan presented an Order Cancelling Election and Declaring Unopposed Candidates Elected to Office (the "Order Cancelling") stating that the May 2, 2026,

Directors Election is cancelled and that the unopposed candidates, David Parker and Donna Bane, are declared elected to office to serve from the May 2, 2026, election until the May 4, 2030, Directors Election. He reviewed the posting requirements for the Order Cancelling, and he stated the Board can cancel its contract with Galveston County for conducting the District's election.

Following review and discussion, Director Boudreaux moved to: (1) accept the Certificate Declaring Unopposed Status of Candidates for Election to the Board of Directors; (2) adopt the Order Cancelling and authorize the Secretary's agent to post the Order Cancelling; (3) cancel the contract for election services with Galveston County; and (4) direct that the Certificate and Order Cancelling be filed appropriately and retained in the District's official records. Director Bane 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 Boudreaux seconded the motion, which passed unanimously.

REPORT FROM FINANCIAL ADVISOR ON CASH REDEMPTION OF BONDS

Ms. Moran presented and reviewed an analysis for the cash redemption of the District's Series 2014 Unlimited Tax Refunding Bonds (the "Bonds"), a copy of which is attached. Following review and discussion, Director Boudreaux motioned for the District's financial advisor to proceed with a \$460,000 cash redemption of the Bonds on June 1, 2026, for ABHR to prepare a notice of cash redemption of the Bonds and a Material Event Notice, and to authorize the Board President and Secretary to execute any necessary documents for the cash redemption. 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 98.2% of the District's 2025 taxes were collected as of March 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 REGARDING DEVELOPMENT STATUS FOR 2026 TAX YEAR

Mr. Pagan discussed the “truth-in-taxation” property tax calculations and tax levy process for water districts and stated that Chapter 49 of the Texas Water Code establishes three main categories for water districts, based on a district’s development status and/or tax rate. He 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.

Discussion ensued regarding the District’s development status. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a Developed District for the 2026 tax year.

Following review and discussion, Director Parker moved to adopt a Resolution Regarding Development Status for 2026 Tax Year establishing the District as a Developed 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 Flores seconded the motion, which passed unanimously.

The Board noted it will meet next on August 4, 2026.



Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

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