

MINUTES
GRAND OAKS MUNICIPAL UTILITY DISTRICT OF MONTGOMERY COUNTY

August 25, 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 25th day of August, 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 Scott and Buell, thus constituting a quorum.

Also present at the meeting were Kurt Adkins, Pablo Labarthe, and Santiago Labarthe of Summit Management; Misael Flores of Post Oak Municipal Advisors LLC; Barbara Nussa of Republic Services, Inc.; John Rocha of Champions Hydro-Lawn; Julia Robbins of Municipal Accounts & Consulting, L.P.; Debbie Arellano and Melissa Melo of Bob Leared Interests ("BLI"); Doug Jeffery of TNG Utility Corporation ("TNG"); Diego Burgos and Grace Ann Crifasi of Quiddity Engineering, LLC ("Quiddity"); and David Oliver and Kathryn Mercado of Allen Boone Humphries Robinson LLP.

COMMENTS FROM THE PUBLIC

There were no comments from the public.

MINUTES

The Board considered approving the minutes of the July 28, 2026, regular meeting. After consideration, Director Inabnit moved to approve the minutes of the July 28, 2026, regular meeting, as presented. Director Hammond 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. She then reviewed the annual Consumer Price Index increase, a copy of which is attached.

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. Following review and discussion, Director Nommensen moved to approve the bookkeeper's report and payment of the bills. Director Inabnit seconded the motion, which passed unanimously.

JOINT MAINTENANCE AGREEMENT WITH THE GLEN OAKS GRAND OAKS HOMEOWNERS ASSOCIATION (THE "HOA")

The Board reviewed correspondence from the HOA requesting an increase in the annual contribution pursuant to the Joint Maintenance Agreement (the "Agreement"). A copy of the request is attached. Following review and discussion, Director Inabnit moved to (1) approve a \$30,000.00 contribution to the HOA for 2026; and (2) approve a Fourth Amendment to the Agreement (the "Amendment"), subject to finalization, and direct that the Amendment be filed appropriately and retained in the District's official records. Director Hammond seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Arellano reviewed the tax assessor/collector's monthly report for July, including bills presented for payment, a copy of which is attached. She stated that the District's 2025 taxes were 98.15% collected as of July 31, 2026.

Ms. Arellano reviewed and Amended and Restated Agreement for Services of Tax Assessor and Collector between the District and BLI ("Amended and Restated Agreement").

Following review and discussion, Director Nommensen moved to: (1) approve the tax assessor/collector's reports and the checks presented for payment; and (2) approve the Amended and Restated Agreement, as presented, and direct that it be filed appropriately and retained in the District's official records. Director Hammond seconded the motion, which passed unanimously.

DISCUSS 2026 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE PUBLIC NOTICE REGARDING ADOPTION OF TAX RATE

The Board considered the District's 2026 tax rate. Mr. Flores distributed and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2026 water, sewer, and drainage debt service tax rate of \$0.51 per \$100 of assessed valuation, based on the District's initial 2026 certified value of \$156,899,571, plus \$1,857,042 representing 75% of the uncertified value under protest. A copy of the debt service tax rate analysis is attached. The Board then discussed the District's operation and maintenance tax rate. Mr. Oliver discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Nommensen moved to: (1) set the public hearing date for September 29, 2026; and (2) authorize the tax assessor/collector to publish notice in The Tomball Potpourri of the District's meeting on September 29, 2026, to set the proposed 2026 total tax rate of \$0.80 per \$100 of assessed valuation, with \$0.51 allocated for debt service on water, sewer, and drainage bonds and \$0.29 allocated for operations and maintenance. 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. Jeffery reported that the two largest analog meter manufacturers have stopped producing the product. He discussed the cost difference between taps with analog meters and smart meters, and discussion ensued regarding the continued use of analog meters versus the installation of smart meters. The Board considered authorizing TNG to prepare proposals for the installation of smart meters to be presented at a future meeting.

Mr. Jeffery requested Board authorization to send five uncollectible accounts totaling \$2,506.14 to a collection agency.

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 Inabnit moved to: (1) approve the operator's report; (2) authorize TNG to prepare proposals for the installation of smart meters; (3) authorize the operator to send five uncollectible accounts totaling \$2,506.14 to a collection agency; and (4) 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 Nommensen seconded the motion, which passed unanimously.

DRAINAGE AND DETENTION FACILITY MAINTENANCE MATTERS

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

DEVELOPMENT IN THE DISTRICT

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

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 punch list items have been completed, and Quiddity has requested a final inspection from Montgomery County.

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

DISTRICT MEETING SCHEDULE

The Board concurred to hold the next regular meeting on September 29, 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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