

MINUTES
GRAND OAKS MUNICIPAL UTILITY DISTRICT OF MONTGOMERY COUNTY

September 29, 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 29th day of September, 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 Buell and Hammond, thus constituting a quorum.

Also present at the meeting were Jennifer Hanna of Forvis Mazars, LLP ("Forvis"); Misael Flores of Post Oak Municipal Advisors LLC; Barbara Nussa of Republic Services, Inc.; John Rocha and Leanne Godfrey of Champions Hydro-Lawn; Carter Burton of Municipal Accounts & Consulting, L.P.; Debbie Arellano of Bob Leared Interests ("BLI"); Doug Jeffery of TNG Utility Corporation ("TNG"); Diego Burgos of Quiddity Engineering, LLC ("Quiddity"); and David Oliver, John Baker, 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 August 25, 2026, regular meeting. After consideration, Director Nommensen moved to approve the minutes of the August 25, 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.

ENGAGE AUDITOR TO CONDUCT AUDIT FOR FISCAL YEAR END SEPTEMBER 30, 2026

The Board considered authorizing Forvis to proceed with preparation of the District's audit report for the fiscal year ending September 30, 2026. Ms. Hanna reviewed an engagement letter and stated that the estimated cost for the audit is \$23,500.00, plus \$1,300.00 for administrative expenses. A copy of the engagement letter is attached. Following discussion, Director Inabnit moved to engage Forvis to conduct the audit for the fiscal year ending September 30, 2026, authorize execution of the engagement letter, and direct that the letter be filed appropriately and retained in the District's official records. Director Nommensen seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Mr. Burton presented the bookkeeper's report, including the investment report and bills presented for payment, a copy of which is attached.

Mr. Burton reviewed a proposed budget for fiscal year end September 30, 2027, a copy of which is attached to the bookkeeper's report.

Following review and discussion, Director Nommensen moved to: (1) approve the bookkeeper's report and payment of the bills; and (2) adopt the budget for fiscal year end September 30, 2027, as presented. Director Scott seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Arellano reviewed the tax assessor/collector's monthly report for August, including bills presented for payment, a copy of which is attached. She stated that the District's 2025 taxes were 98.10% collected as of August 31, 2026. Following review and discussion, Director Scott moved to approve the tax assessor/collector's reports and the checks presented for payment. Director Nommensen seconded the motion, which passed unanimously.

CONDUCT PUBLIC HEARING, ADOPT ORDER LEVYING TAXES, AND AUTHORIZE EXECUTION OF AMENDMENT TO INFORMATION FORM

Mr. Oliver stated that notice was published of the public hearing to be held at today's meeting regarding adoption of the District's proposed 2026 total tax rate of \$0.80.

Mr. Oliver opened the public hearing.

Mr. Flores discussed the District's rollback and election rates.

There being no further comments from the public, Mr. Oliver closed the public hearing.

Mr. Oliver presented an Order Levying Taxes reflecting the proposed 2026 tax rate. He then presented an Amendment to Information Form reflecting the proposed tax rate and stated that the Amendment to Information Form will be filed with the Texas Commission on Environmental Quality and recorded in the Official Public Records of Montgomery County.

After review and discussion, Director Nommensen moved to: (1) adopt the Order Levying Taxes reflecting a total 2026 tax rate of \$0.80 per \$100 of assessed valuation, comprised of \$0.51 to pay debt service on water, sewer, and drainage bonds, and \$0.29 for operations and maintenance; (2) authorize execution of the Amendment to Information Form; and (3) direct that the Order Levying Taxes and Amendment to Information Form be filed appropriately and retained in the District's official records. 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 reviewed the cost difference for the installation of analog meters and smart meters. Discussion ensued regarding the associated costs to the District, the life span, warranty, and maintenance of analog meters and smart meters. After discussion, the Board concurred to authorize TNG to install smart meters in Section 6.

The Board considered amending the District's Rate Order to increase residential tap fees and to increase the base sewer charge by \$1.01 to account for and pass through the annual Consumer Price Index increase to the garbage contract that becomes effective October 1, 2026.

Mr. Jeffery requested Board authorization to send nine uncollectible accounts totaling \$4,697.22 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 Scott moved to: (1) approve the operator's report; (2) adopt an Amended Rate Order, as discussed; (3) authorize the operator to send nine uncollectible accounts totaling \$4,697.22 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.

Mr. Rocha presented a proposal in the amount of \$12,150.00, submitted by Champions, for tree trimming services along Nichols Sawmill Road. A copy of the proposal is attached to the report.

Following review and discussion, Director Scott moved to: (1) approve the drainage and detention facility maintenance report; and (2) approve the proposal in the amount of \$12,150.00 for tree trimming services along Nichols Sawmill Road. Director Inabnit seconded the motion, which passed unanimously.

DEVELOPMENT IN THE DISTRICT

Mr. Oliver 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 reviewed and recommended approval of invoice no. 1290, submitted by Infrastructure Construction Services ("ICS") in the amount of \$10,392.00, for completed punch list items. Mr. Burgos noted that the amount will be deducted from the final reimbursement due to Magnolia I, LP from the District's next bond issue.

Mr. Burgos updated the Board on bond application report no. 5. He requested Board authorization to submit bond application report no. 5, subject to final review.

Following review and discussion, Director Scott moved to: (1) approve the engineer's report; (2) approve payment of invoice no. 1290, submitted by ICS, for completed punch list items for paving work in Glen Oaks, Section 3; and (3) authorize

Quiddity to submit bond application report no. 5, subject to final review. Director Inabnit seconded the motion, which passed unanimously.

DISTRICT MEETING SCHEDULE

The Board concurred to hold the next regular meeting on October 27, 2026.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.

(SEAL)



Asst. 
Secretary, Board of Directors

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