

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

BOARD MEETING MINUTES

February 1, 2024

DIRECTORS PRESENT: Julie Gilmer, Tim Goodman, Betty Brown, Tom Vandever, and Karl Sakocius

DIRECTORS ABSENT: None

OTHERS PRESENT: River Plantation Residents Dee Judge, Robert McLeroy, Kathleen Beck-Duffy, Richard Young; Bruce Freeman, and Denise Horner, Fire Chief Raymond Flannelly, Mark Eyring, District Auditor, Tiffany Loggins Carden, District Bookkeeper, Keith Arrant and Mario Garcia, District Operators, and Taylor Reed, District Engineer

OTHERS PRESENT BY MICROSOFT TEAMS:

J. Davis Bonham, Jr., District Attorney
Austin T. Reed, District Attorney
Paul Radich of the Radich Law Firm

FIRST ORDER: CONFIRM MINUTES OF THE BOARD OF DIRECTORS MEETING HELD ON DECEMBER 18, 2023

The Board considered the December 18, 2023 meeting minutes. Upon motion by Director Brown, seconded by Director Vandever and unanimously carried, the Board approved the minutes of the December 18, 2023 meeting as presented.

SECOND ORDER: RECEIVE COMMENTS FROM THE PUBLIC

The Board received public comments regarding contractors working in and for the District, District consultants and costs, District compliance matters, District park facilities, and District taxation, all of which the Board addressed in turn. The Board and the public then discussed and commended the community on its cohesiveness during the recent flood event.

THIRD ORDER: VIOLATION FOR OPERATION OF MOTOR VEHICLE ON CHARLESTON PARK

The Board recognized Paul Radich who addressed the Board regarding collection efforts with respect to the violation issued by the District at its regular meeting on October 16, 2023, against Mr. Brett Megaritykoch for operation of a motor vehicle on Charleston Park in violation of District rules. Mr. Radich noted that Mr. Megaritykoch has not yet paid the assessed penalty notwithstanding continued communications with Mr. Megaritykoch. The Board then discussed enforcement actions. Upon motion made by Director Goodman, seconded by Director Brown and

unanimously carried, the Board moved to proceed to enforcement against Mr. Megaritykoch if payment has not been received as of close of business on Monday, February 5, 2024. The Board then discussed future penalties and enforcement generally.

FOURTH ORDER: FIRE STATION LOCATION

The Board recognized Fire Chief Raymond Flannelly of Montgomery County Emergency Services District No. 9, also known as Caney Creek Fire & Rescue, who addressed the Board regarding the lease and use of the District's administrative building for use as a fire station in the District for a period of approximately ten years pending the acquisition of land in the District for the construction of a long-term fire station. The Board then discussed the matter generally, including with respect to the building's suitability for use as a fire station and the building's capability to serve as such during a flood event. The Board then invited comments from the public. Fire Chief Flannelly noted that Montgomery County Emergency Services District No. 9 desires use of the building as early as July 1, 2024. Finally, the Board and Fire Chief Flannelly discussed cost sharing and lease terms generally.

FIFTH ORDER: FINANCIAL AND BOOKKEEPING MATTERS

The Board reviewed the bookkeeper's report in detail. Director Brown shared spreadsheets with the Board analyzing District expenses with respect to consultants and contractors, which the Board then discussed. The Board then asked the District's new bookkeeper to distribute the bookkeeper's report in advance of the meeting. The Board reviewed the tax assessor-collector's report in detail. The Board reviewed the investment report in detail. The Board then considered the payment of District bills. Upon motion made by Director Brown, seconded by Director Goodman and unanimously carried, the Board approved each of the bookkeeper's report, the tax assessor-collector's report, the investment report, and payment of District bills.

SIXTH ORDER: AUDIT REPORT

The Board recognized Mark Eyring, the District's auditor, who presented and reviewed the audit report for the Board. Mr. Eyring noted that the connection count with respect to the shared billings between the District and East Plantation Utility District needs to be updated for accurate billing. Further, Mr. Eyring noted certain payments had been made from incorrect funds by the District's recently terminated bookkeeper and that these errors can be corrected by transfers between District accounts. After discussion, upon motion made by Director Vandever, seconded by Director Brown and unanimously carried, the Board approved the audit report.

SEVENTH ORDER: RESOLUTION AFFIRMING REVIEW OF INVESTMENT POLICY, STRATEGIES AND OBJECTIVES AND LIST OF APPROVED BROKERS/DEALERS

The Board recognized Davis Bonham, the District's attorney, who then advised the Board regarding the Resolution Affirming Review of Investment Policy, Strategies and Objectives and

the List of Approved Brokers and Dealers, noting that the Public Funds Investment Act requires annual review of the District's investment policy. After discussion, upon motion made by Director Brown, seconded by Director Goodman and unanimously carried, the Board approved the Resolution.

EIGHTH ORDER: 2024 TAX EXEMPTIONS

The Board then considered the Order Adopting Residence Homestead Exemption for Persons 65 or Older or Disabled. The Board agreed that the District should continue to adopt an exemption of \$25,000. Upon motion duly made by Director Vandever, seconded by Director Brown and unanimously carried, the Board voted unanimously to approve the Order as presented.

NINTH ORDER: ORDER FOR ELECTION OF DIRECTORS

The Board then considered the Order for Election of Directors. Upon motion duly made by Director Vandever, seconded by Director Brown and unanimously carried, the Board approved the Order as presented.

TENTH ORDER: ENGINEER'S REPORT AND PARK MAINTENANCE MATTERS

The Board recognized Taylor Reed who presented the engineer's report. The engineer advised the Board regarding permit renewals, reports, and the storm water quality management plan, noting that the plan will be updated this year.

Regarding District joint projects, the Engineer noted that the East Ditch FEMA work remains under review with FEMA. Further, All Seasons has performed the quarterly cleaning of the East Ditch. The engineer then requested authorization to advertise and bid the Wastewater Treatment Plant Rehabilitation and Electrical Upgrades. Finally, the engineer updated the Board regarding the Holly Springs drainage, noting that the engineer discovered that the bottom of a pipe in the area has corroded and should be fixed after East Plantation Utility District's drainage study.

Regarding District projects, the engineer then requested authorization to advertise and bid the Sanitary Sewer Rehabilitation Phase 2 work and noted that the Phase 1 Manhole Rehabilitation is nearly complete. Weather has postponed the work continuing on the Storm Sewer Phase 1 Rehabilitation. Construction on the Water Plant No. 2 Electrical Upgrades remains underway. Finally, revisions to the 10-year Capital Improvement Plan are underway.

Regarding Charleston Park, the engineer recommended approval of pay application no. 1 in the amount of \$49,000 for the irrigation work, noting substantial completion.

Upon motion made by Director Brown, seconded by Director Goodman and unanimously carried, the Board approved the engineer's report as presented and authorized the action items presented therein.

ELEVENTH ORDER: OPERATOR'S REPORT

The Board recognized Mario Garcia who presented the operator's report. The Board reviewed maintenance and repairs performed during the prior month in detail. The District maintained 977 connections and accounted for 95% of water produced. The Board and the public then discussed correspondence with the San Jacinto River Authority. Upon motion made by Director Brown, seconded by Director Vandever and unanimously carried, the Board approved the operator's report as presented.

TWELFTH ORDER: EXECUTIVE SESSION

The Board entered an executive session at 8:39 p.m. The Board closed the executive session at 9:09 p.m.

THIRTEENTH ORDER: PENDING BUSINESS

There was no pending business.


Betty Brown
Secretary

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

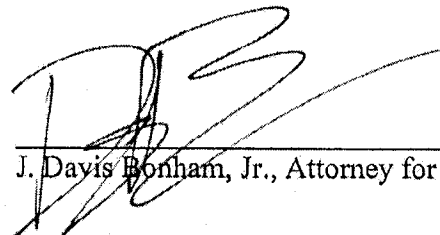
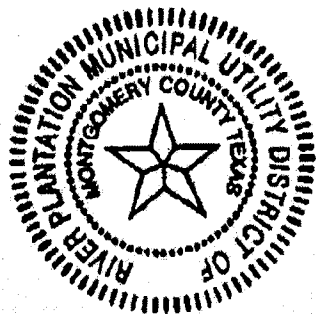
NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **610 River Plantation Drive, Conroe, Texas 77302.**

The meeting will be held at **6:30 p.m. on Thursday, February 1, 2024.**

The subject of the meeting is to consider and act on the following:

1. Minutes of the meeting of Board of Director(s)
2. Receive comments from the Public
3. Violation for Operation of Motor Vehicle on Charleston Park
4. Fire Station Location
5. Financial and bookkeeping matters including:
 - a. Bookkeeper's report
 - b. Tax Assessor-Collectors' report
 - c. Review of investments
 - d. Payment of District bills
6. Audit Report
7. Resolution Affirming Review of Investment Policy, Strategies and Objectives and list of approved brokers/dealers
8. 2024 Tax Exemptions
9. Order for Election of Directors
10. Park Maintenance Matters
11. Operator's Report
12. Engineer's Report
13. Executive (closed) Session Pursuant to Texas Government Code §§ 551.071, 551.072, and 551.076 as necessary
14. Pending business



J. Davis Bonham, Jr., Attorney for the District

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

AVISO DE LA REUNIÓN PÚBLICA

Se notifica por el presente a todos los miembros del público interesados que la Junta Directiva del distrito del que se hace referencia llevará a cabo una asamblea pública en 610 River Plantation Drive, Conroe, Montgomery County, Texas. La asamblea se realizará a las 6:30 p.m., el día 1 de febrero de 2024.

El asunto a tratar en la asamblea será considerar y actuar sobre lo siguiente:

Orden de elección de directores



A handwritten signature in black ink, appearing to read "J. Davis Bonham, Jr.", written over a horizontal line.

J. Davis Bonham, Jr., Abogada del Distrito