

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

BOARD MEETING MINUTES

July 20, 2026

DIRECTORS PRESENT: Karl Sakocius, Tom Vandever, Mark Denham, and Carey Poarch

DIRECTORS ABSENT: Doug Hernandez

OTHERS PRESENT: Betty Brown, Denise Waller, Paul Harris, Joshua Wohlstein, Steven Guillory, Kaity Fisher, and Lloyd B. York, Jr., District residents; Michael Murr of Murr Incorporated; Mario Garcia of Municipal Operations and Consulting; Tiffany Loggins of L&S District Services, LLC

OTHERS PRESENT BY MICROSOFT TEAMS:

Douglas C. McNeil on behalf of J. Davis Bonham, Jr., District attorney
Paul Radich of the Radich Law Firm
Taylor Reed of Vogler & Spencer Engineering

FIRST ORDER: MINUTES OF THE MEETING(S) OF BOARD OF DIRECTORS

The Board considered the minutes of the meetings held on June 15, 2026. Upon motion made by Director Vandever, seconded by Director Denham and unanimously carried, the Board approved the minutes of the June 15, 2026 meeting as presented.

SECOND ORDER: RECEIVE COMMENTS FROM THE PUBLIC

 The Board opened the floor for public comment. Denise Waller addressed the Board regarding drainage concerns at her home in Plantation Village Park. It was noted that the operator is aware of Ms. Waller's concerns and is going to investigate the concerns. Then, Paul Harris addressed the Board regarding plumbing issues at his residence. Lastly, Lloyd B. York, Jr. addressed the Board regarding the pond at golf course hole no. 16. It was noted that the pond needs to be filled by the end of August. The Board did not object to the pond being filled by the end of August.

THIRD ORDER: FINANCIAL AND BOOKKEEPING MATTERS

The Board then recognized Tiffany Loggins who presented the bookkeeper's report. Ms. Loggins reviewed the report in detail with the Board. Thereafter, 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. After discussion, upon motion made by Director Vandever, seconded by Director Poarch and unanimously carried, the Board approved the bookkeeper's report, the tax assessor-collector's report, the review of investments, and the payment of District bills. Following the Bookkeeper's report, the bookkeeper addressed the Board's concern that the bookkeeping report is no longer published prior to the meeting. The bookkeeper explained that the report is no longer published prior to the meeting because it increases the District's exposure to financial fraud.

FOURTH ORDER: PARK MAINTENANCE MATTERS; CONTRACT FOR MOWING AND MAINTENANCE OF PARK

The Board then considered park and maintenance matters. The Board discussed the existing Mowing and Maintenance Agreement with Alpha Lawn Care and the proposed Mowing and Maintenance Service Agreement with The Silversand Services, Inc. The Board engaged in an extensive discussion of the costs for each Agreement and the services provided by each agreement. After discussion, upon motion made by Director Vandever, seconded by Director Denham, and unanimously carried, the Board approved the Service Agreement with The Silversand Services, Inc. and directed the attorney to send the notice of termination to Alpha Lawn Care.

FIFTH ORDER: RIVER PLANTATION CIA REQUEST TO CONSTRUCT PARK IMPROVEMENTS

This discussion was tabled until the August meeting of the District's Board of Directors.

SIXTH ORDER: MAINTENANCE AND REPAIR OF ADMINISTRATIVE FACILITIES; PURCHASE OF EQUIPMENT OR SERVICES FOR MEETING OR OTHER ADMINISTRATIVE PURPOSES

This discussion was completed at the June meeting of the District's Board of Directors.

SEVENTH ORDER: ORDER ADOPTING RULES AND REGULATIONS FOR DISTRICT PARKS, RECREATION AREAS AND DISTRICT PROPERTY, FACILITIES, EASEMENTS AND RIGHTS-OF-WAY; PARK SIGNAGE

The Board noted that the District approved fishing in the District's lakes at the Board of Director's meeting in June. The Board discussed the proposed language to the Park Rules permitting fishing, and stated that the rules should include a catch and release policy. The attorney will update the language to reflect the catch and release policy and will present the updated language at the August meeting of the Board of Directors. Next, the Directors entertained a discussion regarding the use of golf carts on District property. The Directors instructed the attorney to review the definitions of "Golf Cart" and "Vehicle" in the Park Rules to make sure the definitions encompass both electric and gasoline powered vehicles. No action items were discussed in the Seventh Order.

EIGHTH 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 981 connections and accounted for 93% of water produced. After discussion, upon motion made by Director Vandever, seconded by Director Denham and unanimously carried, the Board approved the operator's report as presented.

TENTH ORDER: ENGINEER'S REPORT

The Board recognized Taylor Reed who presented the engineer's report and reviewed ongoing projects. The engineer then recommended approval of Pay Application No. 3 in the amount of

\$220,378.20 to Top Star Construction, LLC for East Ditch Rehabilitation Project. The engineer is coordinating with the contractor and with FEMA to determine the portion of the project that will be covered by FEMA. Then, the engineer presented Pay Application No. 12 and Final in the amount of \$108,500.00 to C3 Constructors, LLC for 0.6 MGD Wastewater Treatment Facility Rehabilitation. Then, the engineer presented Pay Application No. 2 in the amount of \$165,757.50 to Civicon Group, LLC for Storm Water Rehabilitation Phase 2. Then, upon motion made by Director Denham, seconded by Director Vandever, and unanimously carried, the Board approved the engineer's report as presented. Following the engineer's report, Michael Murr discussed the Charleston Park Irrigation. Mr. Murr reviewed his Explanation of Irrigation Status Report. Mr. Murr has, to date, billed \$2,465 for irrigation repairs. His report projects the total cost to be in the range of \$120,000 to \$250,000. The Board will seek additional bids prior to making decision on the irrigation work. The Board discussed the importance of budgeting for the irrigation work and the possibility of performing the project on a per-hole basis as opposed to the entire park.

ELEVENTH ORDER: VIOLATION OF DISTRICT RULES; PUBLIC HEARING FOR VIOLATION OF DISTRICT RULES AND DAMAGE TO DISTRICT PROPERTY; ASSESSMENT OF PENALTIES

The Board then considered violations of District rules and regulations. No violations were presented for consideration.

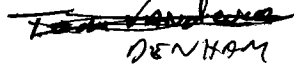
TWELTH ORDER: EXECUTIVE (CLOSED) SESSION PURSUANT TO TEXAS GOVERNMENT CODE CHAPTER 551 AS NECESSARY

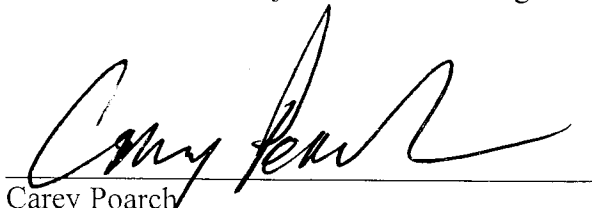
The Board entered executive session at 8:00 p.m. The Board reconvened in open session at 8:22 p.m. No motions were required after the executive session.

THIRTEENTH ORDER: PENDING BUSINESS

The Board discussed ongoing security matters in the District. The discussion included the efficacy of placing cameras at the District's facilities.

Upon motion duly made by Director Vandever, seconded by ~~Director Hernandez~~ and unanimously carried, the Board adjourned the meeting.


DENHAM


Carey Poarch
Secretary

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

NOTICE OF PUBLIC MEETING

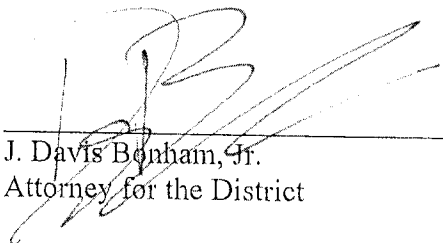
Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **610 River Plantation Drive, Conroe, Texas 77302.**

The meeting will be held at **6:30 p.m.** on **Monday, July 20, 2026.**

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

1. Minutes of the meeting(s) of Board of Directors
2. Public Comment
3. Financial and bookkeeping matters including:
 - a. Bookkeeper's report
 - b. Tax Assessor-Collector's report
 - c. Review of investments
 - d. Payment of District bills
4. Park maintenance matters; Contract for Mowing and Maintenance of Park
5. River Plantation CIA Request to Construct Park Improvements
6. Maintenance and Repair of Administrative Facilities; Purchase of Equipment or Services for Meeting or other Administrative Purposes
7. Order Adopting Rules and Regulations for District Parks, Recreational Areas and District Property, Facilities, Easements and Rights-of-Way; Park Signage
8. Operator's Report
9. Engineer's Report
10. Violation of District rules; Public hearing for violation of District rules and damage to District property; assessment of penalties
11. Executive (closed) Session Pursuant to Texas Government Code Chapter 551 as necessary
12. Pending business





J. Davis Bonham, Jr.
Attorney for the District