

**RIVER PLANTATION MUNICIPAL UTILITY DISTRICT**

**BOARD MEETING MINUTES**

**February 27, 2025**

**DIRECTORS PRESENT:** Julie Gilmer, Tim Goodman, Tom Vandever, Karl Sakocius, and Mark Denham

**DIRECTORS ABSENT:** None

**OTHERS PRESENT:** Robert and Bernadette McLeroy, District residents.

**OTHERS PRESENT BY MICROSOFT TEAMS:**

Taylor Reed, District engineer  
Tiffany Loggins Carden, District bookkeeper  
Keith Arrant and Mario Garcia, District operators  
J. Davis Bonham, Jr., District attorney  
Austin T. Reed of Smith, Murdaugh, Little & Bonham, L.L.P.  
Paul Radich of the Radich Law Firm

**FIRST ORDER: EXECUTIVE SESSION**

The Board called the meeting to order and addressed the public in attendance. Thereafter, the Board entered executive session at 6:41 pm. The Board reconvened in open session at 7:10 pm. Upon motion made by Director Gilmer, seconded by Director Vandever and unanimously carried, the Board authorized an offer in an amount equal to the District's insurance coverage under its discretionary supplemental sewage backup policy in response to a demand letter received by the District.

**SECOND ORDER: MINUTES OF THE MEETING(S) OF BOARD OF DIRECTORS**

The Board considered the January 22, 2025 meeting minutes. Upon motion made by Director Vandever, seconded by Director Denham and unanimously carried, the Board approved the minutes of the January 22, 2025 meeting as presented.

**THIRD ORDER: RECEIVE COMMENTS FROM THE PUBLIC**

The Board opened the floor for public comment. There were no comments from the public.

**FOURTH ORDER: FINANCIAL AND BOOKKEEPING MATTERS**

The Board recognized Tiffany Loggins Carden, who reviewed the bookkeeper's report in detail. 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. Thereafter,

the District's bookkeeper and attorney addressed the Board regarding the depository pledge agreement with Central Bank, noting that the contract provides that Central Bank will provide collateral for District funds. Upon motion made by Director Goodman, seconded by Director Denham and unanimously carried, the Board approved the bookkeeper's report, the depository pledge agreement, the tax assessor-collector's report, the review of investments, and the payment of District bills.

**FIFTH 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 93% of water produced. The Board then discussed illegal connections to the District's system, including steps taken to address the violations. Upon motion made by Director Goodman, seconded by Director Vandever and unanimously carried, the Board approved the operator's report as presented.

**SIXTH ORDER: ENGINEER'S REPORT**

The Board recognized Taylor Reed who presented the engineer's report. The engineer reviewed bids for the east ditch maintenance and recommended award of contract to Infrastructure Construction Services in the amount of \$84,450.00 and further recommended award of the quarterly maintenance associated with the east ditch to Infrastructure Construction Services in the amount of \$18,150.00 quarterly. Upon motion made by Director Goodman, seconded by Director Denham and unanimously carried, the Board approved the award of contract and quarterly maintenance work. The engineer then reviewed design projects and district projects, noting that construction is underway for the wastewater treatment plant rehabilitation and electrical upgrades and recommending approval of pay applications no. 5 and 6 in the amount of \$140,400.00 and \$79,110.00 respectively. The engineer then reviewed and recommended award of pay application no. 2 and final in the amount of \$9,434.00 for the Holly Springs drainage work. Construction remains underway for the sanitary sewer rehabilitation phase 2 work and Plantation Village drainage improvements. The electrical connection is being installed to serve the Charleston Park irrigation system. The water plant no. 2 electrical upgrades are substantially complete. Two of three sinkhole repairs have been completed. The engineer noted that bond application report no. 10 will be submitted to the TCEQ. After discussion, upon motion made by Director Gilmer, seconded by Director Goodman and unanimously carried, the Board approved pay application nos. 2, 5, and 6 as recommended. Upon motion made by Director Godman, seconded by Director Vandever and unanimously carried, the Board approved the engineer's report.

Director Sakocius then entered the meeting.

**SEVENTH ORDER: MAINTENANCE AND CLEANING OF ADMINISTRATION BUILDING**

Director Gilmer addressed the Board regarding the maintenance and cleaning of the District's administration building, which the Board then discussed. After discussion, upon motion made by

Director Goodman, seconded by Director Denham and unanimously carried, the Board delegated the authority to hire a cleaning service for the building to Director Gilmer in an amount not to exceed \$150 a month.

**EIGHTH ORDER: PUBLIC INFORMATION ACT REQUESTS**

The Board discussed the District's policies and procedures with respect to public information act requests and District responses. After discussion, upon motion made by Director Gilmer, seconded by Director Goodman and unanimously carried, the Board directed the District's attorney to charge the fees authorized by Texas Government Code, Chapter 552 and as promulgated by the Texas Office of the Attorney General.

**NINTH ORDER: PARK MAINTENANCE MATTERS**

The Board discussed park maintenance matters, including as to tree care, the District's park bench program, and noting that the dog waste stations have been installed.

**TENTH ORDER: ORDER LEVYING ADDITIONAL PENALTY FOR DELINQUENT TAXES**

The Board then considered the Order Levying Additional Penalty for Delinquent Taxes, noting the 20% penalty to attach to business personal property on April 1 and to real property on July 1, in each case to defray the costs of collection and to pay the delinquent tax attorneys. Upon motion made by Director Vandever, seconded by Director Sakocius and unanimously carried, the Board approved the Order.

**ELEVENTH ORDER: RESOLUTION AFFIRMING IDENTITY THEFT PREVENTION PROGRAM**

The Board then considered the Resolution Affirming Identity Theft Prevention Program, noting that FTC regulations require the program's annual review. The operator noted that no red flag incidents have occurred and recommended no changes. Upon motion made by Director Vandever, seconded by Director Goodman and unanimously carried, the Board approved the Resolution.

There being no further business, the meeting was adjourned.



Karl Sakocius  
Secretary

The President or Vice President is authorized to execute and the Secretary or Assistant Secretary to attest this Resolution on behalf of the District.

Julie Gilmer  
President

ATTEST:

[Signature]  
Secretary



## RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

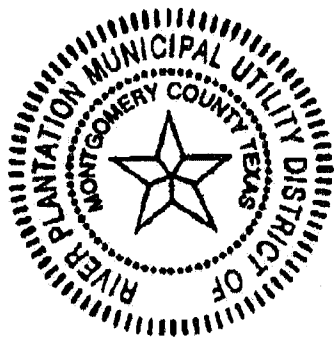
### NOTICE OF PUBLIC MEETING

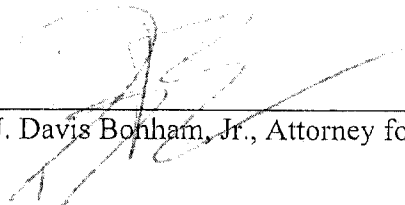
Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **610 River Plantation Drive, Conroe, Texas 77302.**

The meeting will be held at **6:30 p.m.** on **Thursday, February 27, 2025.**

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

1. Minutes of the meeting(s) of Board of Directors
2. Receive comments from the Public
3. Financial and bookkeeping matters including:
  - a. Bookkeeper's report
  - b. Depository Pledge Agreement with Central Bank
  - c. Tax Assessor-Collectors' report
  - d. Review of investments
  - e. Payment of District bills
4. Maintenance and Cleaning of Administration Building
5. Public Information Act requests
6. Park maintenance matters
7. Operator's Report
8. Engineer's Report
9. Order Levying Additional Penalty for Delinquent Taxes
10. Resolution Affirming Identity Theft Prevention Program
11. Violation of District rules; Public hearing for violation of District rules and damage to District property; assessment of penalties
12. Executive (closed) Session Pursuant to Texas Government Code Chapter 551 as necessary
13. Reimbursement of Expenses Associated with Sewer Backup
14. Litigation Related to Damage to District Water Facilities by Tachus and Associated Contractors
15. Pending business



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