

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

BOARD MEETING MINUTES

November 17, 2025

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

DIRECTORS ABSENT: None

OTHERS PRESENT: Keith Arrant, District operator

OTHERS PRESENT BY MICROSOFT TEAMS:

J. Davis Bonham, Jr., District attorney
Paul Radich of the Radich Law Firm
Taylor Reed, District engineer
Taylor Loggins of L&S District Services, LLC

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

The Board considered the October 20, 2025 meeting minutes. Upon motion made by Director Denham, seconded by Director Vandever and unanimously carried, the Board approved the minutes of the October 20, 2025 meeting as presented.

SECOND ORDER: RECEIVE COMMENTS FROM THE PUBLIC

The Board opened the floor for public comment. Hearing none, the President continued with the agenda.

THIRD ORDER: FINANCIAL AND BOOKKEEPING MATTERS

The Board then recognized Taylor Loggins, who presented 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. After discussion, upon motion made by Director Vandever, seconded by Director Goodman 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.

FOURTH ORDER: PARK MAINTENANCE MATTERS

The Board discussed park maintenance matters. The limb and debris removal project will begin tomorrow. It was noted that 20 trees were removed for which payment was received at this meeting. Upon motion by Director Goodman, seconded by Director Denham and unanimously carried, the Board agreed to accept the benches for installation in the park. After further discussion, upon motion made by Director Goodman, seconded by Director Vandever and unanimously carried, the Board assigned Director Gilmer and Director Denham to lead the committee to review the donated improvements to the park.

FIFTH ORDER: OPERATOR'S REPORT

The Board recognized Keith Arrant, who presented the operator's report. The Board reviewed maintenance and repairs performed during the prior month in detail. The District maintained 975 connections and accounted for 93% of water produced. After discussion, upon motion made by Director Goodman, seconded by Director Vandever and unanimously carried, the Board approved the operator's report as presented.

SIXTH ORDER: OPERATOR'S CONTRACT

The Board reviewed the operator's contract and agreed to review the rate order next month. Upon motion made by Director Sakocius, seconded by Director Denham and unanimously carried, the Board approved the contract to include the 4% increase and the annual CPI adjustment to begin in November 2026.

SEVENTH ORDER: ENGINEER'S REPORT

The Board reviewed the engineer's report. The Storm Water Quality Management Plan has been submitted to the TCEQ. The Water Well No. 1 testing and inspection is due January 12, 2026. The engineers received and reviewed the video and are preparing to submit a package to the TCEQ extending the permit. The engineers received the emergency approval for the East Ditch FEMA work from the TCEQ and the contractor is working on the repair of the washout. They presented a proposal in the amount of \$280,000. The contractor completed the September East Ditch cleaning, the next cleaning will be scheduled for January 2026. WWTP rehabilitation and electrical upgrade construction is underway and electrical service is complete. The contractor is working on the other maintenance repairs. The engineers recommended approval of Pay Application No. 9 in the amount \$70,100. The engineers received a secondary quote for maintenance of the sprinklers at Charleston Park. The engineers are working on scheduling a meeting with the contractor to discuss the items in detail and what all they pertain to. Work regarding the 703 Fairway Oaks storm sewer failure has been completed. The engineers have been working with the Cornerstone Church engineer to aid in their design and provide review for the water line extension project. The engineers received one bid for the Storm Sewer Phase 2 Rehabilitation project in the amount of \$2,623,770.29. The engineers are going to plan on rebidding the project after the holidays. Upon motion made by Director Goodman, seconded by Director Denham and unanimously carried, the Board approved the engineer's report as presented and action items contained therein.

EIGHTH ORDER: ENGINEER'S CONTRACT

The Board tabled review of the engineer's contract.

NINTH ORDER: RENEWAL OF DISTRICT INSURANCE

Davis Bonham presented the District's insurance renewal proposals. After discussion, upon motion made by Director Gilmer, seconded by Director Denham and unanimously carried, the Board approved the proposal from Arthur J. Gallagher, including cybersecurity insurance.

TENTH ORDER: AWBD BYLAWS VOTE AND VOTER REPRESENTATIVE CONFIRMATION

The Board noted that it would be appropriate to designate a Board member to vote on the District's behalf in the AWBD bylaws and representative elections. Upon unanimous vote, the Board appointed Director Gilmer to cast ballots on the District's behalf.

ELEVENTH ORDER: EMINENT DOMAIN REPORT

The Board recognized Davis Bonham who advised the Board regarding its obligation to file an annual eminent domain report with the Texas Comptroller of Public Accounts. Upon motion made by Director Vandever, seconded by Director Sakocius and unanimously carried, the Board approved the report.

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

The Board recognized Paul Radich of The Radich Law Firm, who then provided updates as to pending violations and penalties outstanding.

THIRTEENTH ORDER: EXECUTIVE SESSION

The Board entered executive session at 7:31 p.m. The Board reconvened in open session at 7:39 pm.

FOURTEENTH ORDER: PENDING BUSINESS

The Board discussed the regular meeting schedule and upon motion made by Director Gilmer, seconded by Director Goodman, the Board decided the regular meetings will now be held on the third Monday of every month.

There being no further business, the Board adjourned the meeting at 7:39 p.m.



Karl Sakocius
Secretary

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

NOTICE OF PUBLIC MEETING

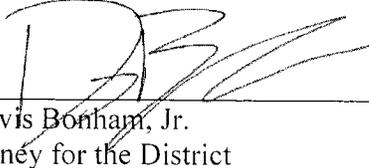
Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **610 River Plantation Drive, Conroe, Texas 77302.**

The meeting will be held at **6:30 p.m.** on **Monday, November 17, 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. Tax Assessor-Collector's report
 - c. Review of investments
 - d. Payment of District bills
4. Park maintenance matters
5. Operator's Report
6. Operator's Contract
7. Engineer's Report
8. Engineer's Contract
9. Renewal of District Insurance
10. AWBD Bylaws Vote and Voter Representative confirmation
11. Eminent domain report
12. Violation of District rules; Public hearing for violation of District rules and damage to District property; assessment of penalties
13. Executive (closed) Session Pursuant to Texas Government Code Chapter 551 as necessary
14. Pending business





J. Davis Bonham, Jr.
Attorney for the District