

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

BOARD MEETING MINUTES

February 16, 2026

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

DIRECTORS ABSENT: None

OTHERS PRESENT: Betty Brown and Theresa Perkins, District residents; Mario Garcia and Keith Arrant of Municipal Operations and Consulting; Taylor Reed of Vogler & Spencer Engineering; Tiffany Loggins of L&S District Services, LLC; Mark Eyring of Mark C. Eyring CPA, PLLC

OTHERS PRESENT BY MICROSOFT TEAMS:

J. Davis Bonham, Jr., District attorney
Paul Radich of the Radich Law Firm

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

The Board considered the January 19, 2026 meeting minutes. Upon motion made by Director Vandever, seconded by Director Denham and unanimously carried, the Board approved the minutes of the January 19, 2026 meeting as corrected.

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 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. After discussion, upon motion made by Director Vandever, seconded by Director Denham 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 recognized Director Goodman who reviewed maintenance performed in the park during the prior month. Mr. Goodman discussed the mowing of the park as well as the removal of several trees in the park. The Board discussed additional trees that are in poor condition that need to be removed.

FIFTH ORDER: OPERATOR'S REPORT

The Board recognized Keith Arrant and Mario Garcia, 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. The Board considered a request from the general manager of the golf course for a reduction of the bill for treated effluent used for irrigation purposes. The operator informed the board that there were several leaks on the line providing service during the prior month. The Board discussed the request and agreed that the bill should be reduced to an average monthly bill. Upon motion by Director Denham, seconded by Director Vandever and unanimously carried, the Board approved billing the golf course in an amount equal to an average monthly bill. After discussion, upon motion made by Director Vandever, seconded by Director Goodman and unanimously carried, the Board approved the operator's report as presented.

SIXTH ORDER: ENGINEER'S REPORT

The Board reviewed the engineer's report including ongoing projects. The Board discussed the condition of water well no. 1 and TCEQ concerns regarding the condition of the water in the well. The engineer informed the Board that current water quality issues in the well are due to the fact that the well is stagnant and not in use and that the water quality issues will need to be addressed should the Board desire to keep the well operational. The engineer informed the Board that he is investigating the possibility of plugging and capping water well no. 1. The Board noted that water wells no. 2 and no. 3 are adequate to serve the entirety of the district and currently do so. 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.

SEVENTH 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 Goodman, seconded by Director Vandever and unanimously carried, the Board approved the Order.

EIGHTH ORDER: ANNUAL REPORT TO TEXAS COMPTROLLER PURSUANT TO SB 625

The Board then considered the annual report to the comptroller pursuant to Senate Bill 625. Upon motion by Director Goodman, seconded by Director Brown and unanimously carried, the Board authorized the attorney to submit the report.

NINTH 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 Sakocius, seconded by Director Denham and unanimously carried, the Board approved the Resolution.

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

The Board opened a public hearing at 7:12 p.m. to consider violations of District rules including damage to the District's park facilities and operation of motor vehicles within the park. The Board recognized Paul Radich who reviewed the violations in detail with the Board. The Board then recognized Theresa Perkins who addressed the Board regarding efforts to remove the fallen tree and the surrounding circumstances. The Board agreed to enter into executive session and to consider the matter further following executive session. Upon completion of executive session, Director Sakocius made a motion to levy a fine of \$100 for the violations, which was seconded by Director Denham with Director Vandever in favor and Directors Gilmer and Goodman voting nay.

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

The Board entered executive session at 7:39 p.m. The Board reconvened in open session at 8:10 p.m.



Karl Sakocius
Secretary

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

NOTICE OF PUBLIC MEETING

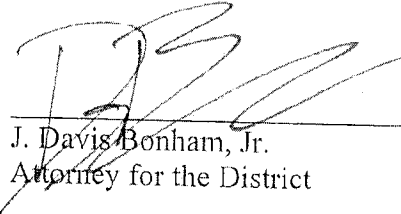
Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **610 River Plantation Drive, Conroe, Texas 77302.**

The meeting will be held at **6:30 p.m.** on **Monday, February 16, 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. 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. Engineer's Report
7. Order Levying Additional Penalty for Delinquent Taxes
8. Annual report to Texas Comptroller pursuant to SB 625
9. Resolution Affirming Identity Theft Prevention Program
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