

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

BOARD MEETING MINUTES

September 15, 2025

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

DIRECTORS ABSENT: None

OTHERS PRESENT: Lloyd B. York Jr., District resident; Mario Garcia, District operator; and Taylor Reed, District engineer.

OTHERS PRESENT BY MICROSOFT TEAMS:

J. Davis Bonham, Jr., District attorney
Austin T. Reed of Smith, Murdaugh, Little & Bonham, L.L.P.
Paul Radich of the Radich Law Firm
Taylor Loggins of L&S District Services, LLC

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

The Board considered the August 11, 2025 meeting minutes. Upon motion made by Director Vandever, seconded by Director Goodman and unanimously carried, the Board approved the minutes of the August 11, 2025 meeting as presented.

SECOND ORDER: RECEIVE COMMENTS FROM THE PUBLIC

The Board opened the floor for public comment. Lloyd B. York Jr. approached the Board of Directors to discuss his concerns regarding the water level in the golf course pond behind his home. The Board noted that it is not a District pond and that the District does not have control of the water level, but agreed to take his concerns into consideration.

THIRD ORDER: FINANCIAL AND BOOKKEEPING MATTERS

The Board then recognized Taylor Loggins, 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. 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. Director Goodman informed the Board that the pond contractor showed up to do maintenance work on the pond without prior notice as requested.

The contractor has now agreed to return and address Director Goodman's concerns. He noted that the contractor has sprayed for weeds once and is set to spray again.

FIFTH ORDER: PUBLIC HEARING ON PROPOSED 2025 TAX RATE

The Board then confirmed publication of notice of the District's public hearing to consider the District's 2025 tax rate. Accordingly, the Board opened a public hearing on the District's proposed 2025 tax rate. There being no public in attendance, the public hearing was then closed.

SIXTH ORDER: ORDER ADOPTING APPRAISAL ROLL AND LEVYING TAX FOR 2025

The Board then considered the Order Setting Tax Rate, Approving Tax Roll and Levying Tax for the Year 2025. Upon motion duly made by Director Vandever, seconded by Director Goodman and unanimously carried, the Board voted that there be passed and adopted the attached Order accepting the final appraisal roll and setting a tax rate of \$0.658 per \$100 valuation, which the Board noted consists of a debt service tax rate of \$0.37, a maintenance tax rate of \$0.288.

SEVENTH ORDER: AMENDMENT TO STATEMENT OF DIRECTORS

The attorney then presented the Amendment to Statement of Directors for the Board's review and approval. Upon motion made by Director Goodman, seconded by Director Vandever and unanimously carried the Board approved the Amendment to Statement of Directors and authorized the District's attorney to file it in the real property records of Montgomery County.

EIGHTH ORDER: RESOLUTION ADOPTING OPERATING BUDGET

The Board then considered the Resolution Adopting Operating Budget. Upon motion made by Director Vandever, seconded by Director Goodman and unanimously carried, the Board approved the bookkeeper's report and adopted the Resolution Adopting Operating Budget for the fiscal year ended 9/30/2025.

NINTH ORDER: ENGAGE AUDITOR

The Board reviewed the engagement letter with Mark C. Eyring, CPA, PLLC, for the District's fiscal year end audit. Upon motion made by Director Denham, seconded by Director Vandever and unanimously carried, the Board moved to engage Mark C. Eyring, CPA, PLLC for the District's fiscal year end audit.

TENTH ORDER: IMPROVEMENTS TO BE MADE BY FIRE DEPARTMENT TO ADMINISTRATION BUILDING

The Board then considered a request from the fire department to install a backup generator to power the administration building in the event of a power outage. Upon motion made by Director Vandever, seconded by Director Denham and unanimously carried, the Board approved the generator installation.

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 978 connections and accounted for 94% of water produced. The Board discussed the status of the park bench delivery and installation as well as two new signs he is set to pick up soon. After discussion, upon motion made by Director Goodman, seconded by Director Vandever and unanimously carried, the Board approved the operator's report as presented.

TWELFTH ORDER: ENGINEER'S REPORT

The Board noted its receipt and review of the engineer's report. Testing and inspection at water plant no. 2 is set for January 12, 2026. The engineers are preparing to inspect the well for a monitoring permit. The engineer discussed the bid and construction schedule for the East Ditch project. The East ditch construction is substantially complete. The engineers recommended approval of a pay application for the work. The WWTP rehabilitation and electrical upgrade construction is underway, electrical service is pending because the engineers are still awaiting Entergy to provide a connection. The engineer is soliciting proposals for Charleston Park irrigation maintenance contractors to present at the October meeting. The engineers recommended approval of a pay application for the 703 Fairway Oaks storm sewer failure project construction. The engineer presented a proposed clearing plan for the Mosswood ditch channel. The Board discussed the manner in which to proceed with the clearing. Bids for the storm sewer phase 2 rehabilitation will be presented in October. The engineers are communicating with East Plantation Utility District regarding the project. Upon motion made by Director Vandever, seconded by Director Goodman and unanimously carried, the Board approved the engineer's report as presented and action items contained therein.

THIRTEENTH ORDER: AGREEMENT FOR WATER LINE CONSTRUCTION WITH CORNERSTONE CHURCH

The Board discussed the proposed agreement noting that Cornerstone Church now desires to construction the line. The engineer informed the Board that Cornerstone Church will be responsible for the design and construction of the water line extension. They will provide the engineers with the plans for review and approval, and the District's engineer will perform a construction inspection to ensure that the design and construction is acceptable. The Board noted that the funding agreement will no longer be needed.

FOURTEENTH ORDER: STORAGE AND POSTING OF PREVIOUSLY RECORDED AND POSTED OPEN MEETING VIDEOS ON DISTRICT'S WEBSITE

Director Sakocius addressed the Board regarding a means to provide public access to the meeting recordings without the need of an open records request. The Board discussed inclusion of a statement on the District's website with instructions on how to request access to meeting recordings. The Board agreed that recordings should be made available approximately two weeks following the meeting. Upon motion made by Director Sakocius, seconded by Director Vandever

and unanimously carried, the Board agreed that District should provide residents access to the Dropbox folder containing the current year's meeting videos upon request and verification of residency with the requirement that this will be renewed annually.

FIFTEENTH ORDER: RENEWAL OF DISTRICT INSURANCE

The Board then tabled discussion of the renewal of the District's insurance policy. Mr. Bonham noted that competing quotes have been solicited, but are not yet ready for the Board's consideration.

SIXTEENTH ORDER: PENDING BUSINESS

Mr. Radich addressed the Board regarding pending business. He revisited the business discussed at the special meeting held on August 26, 2025. He discussed the status of the amicus brief submitted regarding the proposed development.

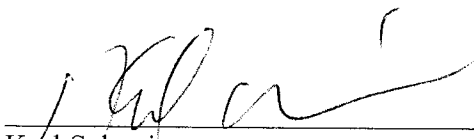
SEVENTEENTH ORDER: EXECUTIVE SESSION

The Board entered executive session at 7:43 p.m. The Board reconvened in open session at 7:54 pm.

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

Director Gilmer made a motion to send notice of violation regarding the recent incident in the park, the motion was then seconded by Director Goodman and unanimously carried.

There being no further business, the meeting was adjourned.



Karl Sakocius
Secretary

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

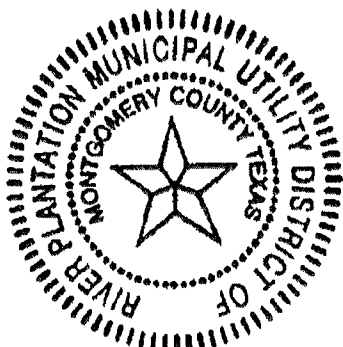
NOTICE OF PUBLIC MEETING

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, September 15, 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. Public hearing on proposed 2025 tax rate
6. Order Adopting Appraisal Roll and Levying Tax for 2025
7. Amendment to Statement of Directors
8. Resolution Adopting Operating Budget
9. Engage Auditor
10. Improvements to be made by Fire Department to Administration Building
11. Operator's Report
12. Engineer's Report
13. Agreement for Water Line Construction with Cornerstone Church
14. Storage and posting of previously recorded and posted open meeting videos on District's website
15. Renewal of district insurance
16. Violation of District rules; Public hearing for violation of District rules and damage to District property; assessment of penalties
17. Executive (closed) Session Pursuant to Texas Government Code Chapter 551 as necessary
18. Pending business




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

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

Compliance with Texas Government Code Section 551.043

Pursuant to Texas Government Code § 551.043(c), a physical copy of the proposed budget has been attached to this Notice of Public Meeting

Taxpayer Impact Statement

Below is a comparison of a property tax bill for a median-valued homestead property in the District for the current fiscal year to an estimate of a property tax bill for the same property for the upcoming fiscal year if the proposed budget is adopted.¹

Description	Tax Bill (\$)
Property tax bill for a median-valued homestead property in District for current fiscal year	\$1,604.37
Estimated property tax bill for the same median-valued homestead property in District for upcoming fiscal year if proposed budget is adopted	\$1,732.40

Taxing units such as the District adopt their tax rates under the authority of Chapter 49, Texas Water Code and are not governed by the no-new-revenue tax rate calculations set forth in Chapter 26, Texas Tax Code. Therefore, this Taxpayer Impact Statement does not provide a comparison of property tax bills for the current fiscal year to be a balanced budget funded at the no-new-revenue-tax rate as calculated under Chapter 26, Texas Tax Code.

¹While the legislation uses the term "median-valued," such term does not appear in the sections of Texas Tax Code Chapter 26 that are applicable to taxing units such as the District. Laws applicable to the District require is tax assessor-collector to calculate the tax rate using the "average taxable value" of homestead properties. (*Texas Water Code, Sections 49.23601, 49.23602(d) and 49.23603*). Therefore this notice calculates the property tax bill using such "average taxable value."

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT
Proposed Budget for FYE 2026

River Plantation MUD 1
General Operating Fund

Actuals as of
08/11/2025

Budget for
09/30/2025

Proposed
Budget for
09/30/2026

Income

Water Revenue

Customer Service Fees - Water Revenue	\$ 279,849.52	\$ 317,365.00	\$ 330,000.00
Water Tap Connection Fees	4,800.00	26,000.00	10,000.00
SGCD Fees	6,106.63	7,350.00	7,350.00

Sewer Revenue

Customer Service Fees - Sewer	\$ 337,866.55	\$ 416,750.00	\$ 416,750.00
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Other Revenue

Maintenance Taxes	\$ 1,232,036.32	\$ 953,200.00	\$ 720,000.00
Penalties and Interest	9,639.67	12,000.00	12,000.00
Termination/Reconnection/NSF Fee	24,090.37	39,500.00	30,000.00
Transfer/Connection Fees	3,150.00	3,360.00	3,360.00
TCEQ Assessment Fees	3,034.75	3,340.00	3,650.00
Customer Service Inspections	0.00	2,000.00	1,000.00
Miscellaneous Income	576,000.00	1,000.00	1,000.00
Interest Income	35,381.22	50,000.00	45,000.00

Total Income	\$ 2,505,955.03	\$ 1,831,865.00	\$ 1,580,110.00
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Water Expense

Laboratory Expense	\$ 11,257.19	\$ 12,000.00	\$ 14,000.00
Permit Fees	100.00	3,500.00	3,500.00
USGCD Fees	19,198.81	20,500.00	20,500.00
TCEQ Permit Fees	1,917.44	2,050.00	2,050.00
Operator Fees	79,159.61	115,000.00	115,000.00
Repairs & Maintenance	267,582.81	291,197.00	241,197.00
Landscape Services	48,030.00	81,890.00	50,000.00
Chemicals	5,119.31	6,700.00	6,700.00
Utilities	61,649.21	60,000.00	64,000.00
Tap Connection Expense	801.00	26,000.00	7,000.00

Sewer Expense

Purchased Sewer Service	\$ 179,523.51	\$ 267,901.05	\$ 308,379.00
Laboratory Expense	0.00	2,000.00	2,000.00
TCEQ Permit Fees	5,074.48	5,600.00	5,600.00
Operator Fees	33,553.80	50,000.00	50,000.00
Repair and Maintenance	159,816.64	109,600.00	125,000.00
Landscape Services	38,850.00	81,890.00	50,000.00
Sludge Removal	2,736.00	0.00	4,000.00
Purchased Drainage	9,268.31	22,900.00	32,225.00
Chemicals	2,505.00	400.00	3,200.00
Utilities	1,107.22	1,100.00	1,800.00
Tap Connection Expense - Wastewater	8,175.48	5,000.00	5,000.00
Sewer Inspection Expense	73.00	0.00	250.00
Maintenance & Repairs - Park	0.00	40,000.00	40,000.00

Other Expense

Director Fees	\$ 11,439.00	\$ 11,250.00	\$ 13,260.00
Payroll Taxes	875.09	1,125.00	1,060.00
Legal Fees	264,687.82	205,000.00	205,000.00
Auditing Fees	24,600.00	12,000.00	13,800.00
Engineering Fees	135,671.85	80,300.00	80,000.00
Election Expense	14,069.00	0.00	20,000.00
Appraisal District Fees	10,039.00	14,000.00	14,000.00
Bookkeeping Fees	41,003.42	49,800.00	49,800.00
Maintenance & Repairs - Park	34,275.91	60,000.00	60,000.00
Tax Assessor/Collector	0.00	800.00	0.00

Legal Notices/Other Publication	2,535.02	1,000.00	3,000.00
Office Expense	459.73	1,000.00	1,000.00
Delivery Expense	0.00	500.00	0.00
Insurance	39,002.44	35,000.00	39,000.00
Travel Expense	1,256.34	4,000.00	4,000.00
Registration/Membership Fees	1,395.00	3,000.00	3,000.00
Tree Replacement/takedown	0.00	0.00	40,000.00
Other Expenses	18,803.31	20,000.00	20,000.00
Mass Communication Expense	3,223.95	3,500.00	3,500.00
Builder Inspections	287.13	0.00	500.00

Total Expense	\$ 1,539,122.83	\$ 1,707,503.05	\$ 1,722,321.00
Net Gain	\$ 966,832.20	\$ 124,361.95	\$ (142,211.00)

River Plantation MUD 1
Joint Drainage Fund

Actuals as of
08/11/2025

Budget for
09/30/2025

Proposed
Budget for
09/30/2026

Income

RP MUD Revenue	\$ 12,923.26	\$ 22,900.00	\$ 32,225.00
EPUD Revenue	12,923.31	22,900.00	32,225.00
Interest Income	0.00	50.00	0.00
Total Income	\$ 25,846.57	\$ 45,850.00	\$ 64,450.00

Expense

Repairs & Maintenance	\$ 0.00	\$ 10,000.00	\$ 10,000.00
Utilities	257.52	350.00	350.00
Mowing	0.00	20,000.00	20,000.00
Audit Fees	2,500.00	0.00	3,500.00
Engineering Fees	20,367.50	10,000.00	25,000.00
Bookkeeping Fees	4,595.77	5,400.00	5,400.00
Other Expenses	110.00	100.00	200.00
Total Expense	\$ 27,830.79	\$ 45,850.00	\$ 64,450.00
Net Gain	\$ (1,984.22)	\$ 0.00	\$ 0.00

River Plantation MUD 1
Sewer Treatment Plant

	Actuals as of <u>08/11/2025</u>	Budget for <u>09/30/2025</u>	Proposed Budget for <u>09/30/2026</u>
<u>Income</u>			
RP MUD Revenue	\$ 179,523.51	\$ 267,901.05	\$ 308,379.00
EPUD Revenue	114,806.68	172,218.95	196,581.00
Interest Income	0.00	50.00	0.00
Total Income	\$ 294,330.19	\$ 440,170.00	\$ 504,960.00
<u>Expense</u>			
Mowing - Wastewater	\$ 0.00	\$ 900.00	\$ 900.00
Garbage Expense	2,507.89	2,460.00	3,300.00
Laboratory Expense	16,624.30	20,740.00	20,740.00
Permit Fees	0.00	34,000.00	34,000.00
Operator Fees	15,552.00	25,000.00	25,000.00
Repairs & Maintenance	231,360.28	200,000.00	250,000.00
Sludge Removal	26,125.40	30,000.00	40,000.00
Chemicals	13,531.38	12,150.00	16,000.00
Telephone Expenses	0.00	720.00	720.00
Utilities	36,414.53	48,700.00	48,700.00
Engineering Fees	4,095.00	50,000.00	50,000.00
Bookkeeping Fees	6,111.20	7,400.00	7,400.00
Insurance	0.00	5,000.00	5,000.00
Other Expenses	135.00	100.00	200.00
Security Service	0.00	3,000.00	3,000.00
Total Expense	\$ 352,456.98	\$ 440,170.00	\$ 504,960.00
Net Gain	\$ (58,126.79)	\$ 0.00	\$ 0.00