

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

BOARD MEETING MINUTES

March 16, 2026

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

DIRECTORS ABSENT: None

OTHERS PRESENT: Betty Brown, Sharon Cullinan, Gary and Debra Zoet, Mia Sanders and Jamie Goodman, District residents; Mario Garcia of Municipal Operations and Consulting; Taylor Reed of Vogler & Spencer Engineering; Tiffany Loggins of L&S District Services, LLC;

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 February 16, 2026 meeting minutes. Upon motion made by Director Denham, seconded by Director Sakocius and unanimously carried, the Board approved the minutes of the February 16, 2026 meeting as corrected.

SECOND ORDER: RECEIVE COMMENTS FROM THE PUBLIC

The Board opened the floor for public comment. The Board recognized Gary and Debra Zoet who reside at 504 Monitor Park. Ms. Zoet addressed the Board regarding rainfall which occurred on September 7th and informed the Board that the water nearly flooded her home. Ms. Zoet inquired regarding recent drainage improvements completed by the District. The District's engineer addressed the Board and noted that the line behind the Zoet's home is included in the storm sewer rehabilitation project which will be starting soon and will be replaced as part of the project. The Board then recognized Jamie Goodman who addressed the Board regarding concerns that fines levied should be sufficient to cover all legal costs associated with enforcement.

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. The Board discussed the District's operating budget noting that the District does not currently have an operating deficit. After discussion, upon motion made by Director Vandever, seconded by Director Denham and unanimously carried, the Board

**River Plantation MUD
Board Meeting Minutes
March 16, 2026
Page 2**

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 addressed the Board regarding recent park maintenance activity. Director Goodman informed the Board that the fountain in the pond has been cleaned and maintained, and that dead trees and branches have been removed. The Board then recognized Director Denham who discussed the proposed planting of new trees. Mr. Denham informed the Board that both he and Mr. Goodman visited a nursery recently and have identified native, drought resistant trees to be planted in the park. Director Denham informed the Board that he is working with the nursery owner regarding the sizing of the trees in an effort to reduce the cost. The Board agreed that the cost of the trees as well as the planting should be determined before approval and tabled the matter for further consideration at the April meeting. It was noted that the District has both planned for and budgeted funds for the proposed tree planting. Director Goodman then informed the Board that the reduced mowing of the park during winter months will come to an end soon and the park will begin to be mowed more frequently in the near future.

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 975 connections and accounted for 90% of water produced. After discussion, upon motion made by Director Denham, 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 and reviewed ongoing projects. The engineer reviewed the storm water quality management plan 1 year annual report along with educational material that will be included in the utility bill and on the District website. The engineer recommended approval of the proposal in the amount of \$35,800.00 for plugging the well at water plant no. 1. The engineer then recommended approval of Pay Application No. 2 in the amount of \$18,150.00 for East Ditch maintenance project. The engineers received 8 bids for the storm sewer phase 2 rehabilitation project and recommended award of a contract to low bidder Civcon Group in the amount of \$1,985,680.00. the engineer then addressed emergency repairs. The contractor has begun to perform the emergency repair of the Mosswood sinkholes. The contractor has stabilized the yard and is now working towards the channel. The engineer will know more regarding the failures around the channel as excavation progresses. Upon motion made by Director Denham, seconded by Director Sakocius and unanimously carried, the Board approved the proposal for plugging the well at water plant no. 1. Upon motion made by Director Goodman, seconded by Director Vandever and unanimously carried, the Board approved Pay Application No. 2 in the amount of \$18,150.00 for East Ditch maintenance project. Upon motion made by Director Goodman, seconded by Director Sakocius and unanimously carried, the Board approved

award of the contract for the storm sewer phase 2 rehabilitation project to Civcon Group in the amount of \$1,985,680.00.

SEVENTH 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. Mr. Radich addressed the Board regarding recent violation of the District's park rules, specifically the placement of signage in the park. The Board then recognized Mia Sanders who addressed the Board regarding the alleged violations.

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

The Board entered executive session at 7:17 p.m. The Board reconvened in open session at 7:54 p.m.

NINTH ORDER: PENDING BUSINESS

Upon motion by Director Sakocius, seconded by Director Denham, with Director Goodman abstaining, the Board levied a penalty of \$5,000 against Ms. Sanders for the violation of the District's park rules and agreed that the fine should be reduced to \$4,000 if payment arrangements are made prior to the April board meeting.

Upon motion duly made by Director Vandever, seconded by Director Denham and unanimously carried, the Board adjourned the meeting at 7:59 p.m.


Karl Sakocius
Secretary

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

NOTICE OF PUBLIC MEETING

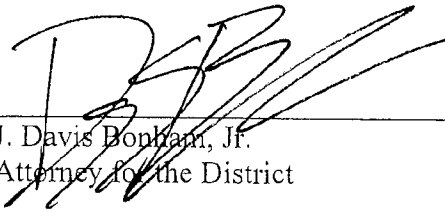
Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **610 River Plantation Drive, Conroe, Texas 77302.**

The meeting will be held at **6:30 p.m.** on **Monday, March 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. Violation of District rules; Public hearing for violation of District rules and damage to District property; assessment of penalties
8. Executive (closed) Session Pursuant to Texas Government Code Chapter 551 as necessary
9. Pending business





J. Davis Bonham, Jr.
Attorney for the District