

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

BOARD MEETING MINUTES

January 22, 2025

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

DIRECTORS ABSENT: None

OTHERS PRESENT: Robert McLeroy, District resident.

OTHERS PRESENT BY MICROSOFT TEAMS:

Mark Eyring, District auditor
Taylor Reed, District engineer
Tiffany Loggins Carden, District bookkeeper
Keith Arrant and Mario Garcia, District operators
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 December 19, 2024 meeting minutes. Director Gilmer noted a correction to the minutes as to a motion and attendance. Upon motion made by Director Vandever, seconded by Director Denham and unanimously carried, the Board approved the minutes of the December 19, 2024 meeting as corrected.

SECOND ORDER: RECEIVE COMMENTS FROM THE PUBLIC

The Board opened the floor for public comment. Mr. Robert McLeroy addressed the Board regarding each of District safety barriers and sinkholes in the District, noting locations, each of which the Board and the District's engineer addressed in turn, including as to timing of restoration.

THIRD 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. After discussion, upon motion made by Director Denham, seconded by Director Vandever and unanimously carried, the Board approved the bookkeeper's report. Upon motion made by Director Goodman, seconded by Director Denham and unanimously carried, the Board approved the depository pledge agreement. Upon motion made by Director Goodman, seconded by Director Sakocius and unanimously carried, the Board approved the tax assessor-

collector's report. Thereafter, upon motion made by Director Vandever, seconded by Director Denham and unanimously carried, the Board approved each of the review of investments and the payment of District bills.

FOURTH ORDER: AUDIT REPORT

The Board recognized Mark Eyring, the District's auditor, who presented and reviewed the audit report for the Board, which the Board reviewed in detail. Mr. Eyring reviewed costs to be billed to East Plantation Utility District and recommended the creation of a joint sewer operating fund. The Board then discussed the capital projects fund generally. After discussion, upon motion made by Director Goodman, seconded by Director Denham and unanimously carried, the Board approved the audit report subject to its review by the District's consultants.

FIFTH ORDER: RESOLUTION AFFIRMING REVIEW OF INVESTMENT POLICY, STRATEGIES AND OBJECTIVES AND LIST OF APPROVED BROKERS/DEALERS

The Board recognized Davis Bonham, the District's attorney, who then advised the Board regarding the Resolution Affirming Review of Investment Policy, Strategies and Objectives and the List of Approved Brokers and Dealers, noting that the Public Funds Investment Act requires annual review of the District's investment policy. After discussion, upon motion made by Director Vandever, seconded by Director Goodman and unanimously carried, the Board approved the Resolution.

SIXTH ORDER: PARK MAINTENANCE MATTERS

The Board discussed tree maintenance in the park and the District's bench donation program. Director Goodman then addressed the Board regarding park landscaping, commending Alpha Lawn Care for its performance thus far. Mr. Taylor Reed then addressed the Board regarding irrigation, noting that electrical work is pending.

SEVENTH ORDER: OPERATOR'S REPORT

The Board recognized Keith Arrant and Marcio 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 operator provided an update as to the installation of the dog waste stations recently acquired by the District. The operators then noted that there were no material issues during the recent winter storm. Upon motion made by Director Denham, seconded by Director Goodman and unanimously carried, the Board approved the operator's report as presented.

EIGHTH ORDER: ENGINEER'S REPORT

The Board recognized Taylor Reed who presented the engineer's report. The District's MS4 permit is under review. The water well no. 1 at water plant no. 1 is to be tested and inspected before January 12, 2026. Regarding design projects, bids for the East Ditch maintenance are expected in

February. Construction is underway for the WWTP rehabilitation and electrical upgrades. With respect to District projects, construction is underway for the sanitary sewer rehabilitation phase 2. The water plant no. 2 electrical upgrades are substantially complete. Construction is underway for the Plantation Village drainage improvements. The engineer noted that FEMA awarded the District approximately \$24,000 for the generator run times due to power outages in April through June. The District's bond application report is being reviewed. Further, the engineer continues to coordinate the repair of the sanitary sinkholes in the District. After discussion, upon motion made by Director Vandever, seconded by Director Denham and unanimously carried, the Board approved the engineer's report.

NINTH ORDER: ORDER ADOPTING RESIDENCE HOMESTEAD EXEMPTION FOR PERSONS SIXTY-FIVE OR OLDER OR DISABLED

The Board then considered the Order Adopting Residence Homestead Exemption for Persons 65 or Older or Disabled. The Board agreed that the District should continue to adopt an exemption of \$25,000. Upon motion duly made by Director Goodman, seconded by Director Vandever and unanimously carried, the Board approved the Order.

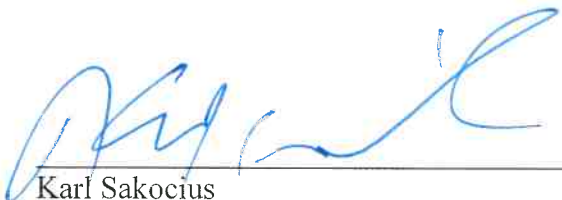
TENTH ORDER: ORDER RESCINDING AND ADOPTING ADDITIONAL MEETING PLACES OUTSIDE DISTRICT

The Board recognized Davis Bonham, who addressed the Board regarding the Order Rescinding and Adopting Additional Meeting Places Outside District, noting that the Order provides for the addition of meeting places in the District attorney's offices and other emergency meeting locations. After discussion, upon motion made by Director Vandever, seconded by Director Goodman and unanimously carried, the Board approved and adopted the Order, noting that it intends to continue to meet at 610 River Plantation Drive.

ELEVENTH ORDER: EXECUTIVE SESSION

The Board entered executive session at 7:28 pm. The Board reconvened in open session at 8:02 pm.

There being no further business, the meeting was adjourned.



Karl Sakocius
Secretary

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

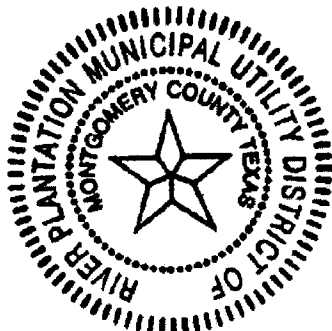
NOTICE OF PUBLIC MEETING

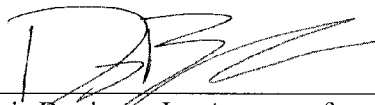
Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **610 River Plantation Drive, Conroe, Texas 77302.**

The meeting will be held at **6:30 p.m.** on **Wednesday, January 22, 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. Audit Report
5. Resolution Affirming Review of Investment Policy, Strategies and Objectives and list of approved brokers/dealers
6. Park maintenance matters
7. Operator's Report
8. Engineer's Report
9. Order Adopting Residence Homestead Exemption for Persons Sixty-Five or Older or Disabled
10. Order Rescinding and Adopting Additional Meeting Places Outside District
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. Pending business




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