

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

BOARD MEETING MINUTES

August 17, 2026

DIRECTORS PRESENT: Karl Sakocius, Tom Vandever, Mark Denham, Doug Hernandez, and Carey Poarch

DIRECTORS ABSENT: None

OTHERS PRESENT: Julie Gilmer, Betty Brown, Tim Goodman, Jeff Cox, Amy Cox, Larry Seaman, A. Cunningham, District residents; Michael Murr of Murr Incorporated; Mario Garcia of Municipal Operations and Consulting; Tiffany Loggins of L&S District Services, LLC; Mr. Loren Morales of Rathmann and Associates;

OTHERS PRESENT BY MICROSOFT TEAMS:

J. Davis Bonham, Jr., District attorney
Paul Radich of the Radich Law Firm
Taylor Reed of Vogler & Spencer Engineering

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

The Board considered the minutes of the meetings held on July 20, 2026. Upon motion made by Director Vandever, seconded by Director Denham and unanimously carried, the Board approved the minutes of the July 20, 2026 meeting as corrected.

SECOND ORDER: RECEIVE COMMENTS FROM THE PUBLIC

The Board opened the floor for public comment. Betty Brown addressed the Board with questions regarding expenses associated with the Mia Sanders lawsuit. She inquired when the next hearing would be held. Jeff Cox then addressed the Board regarding corrosion concerns behind his home. He inquired when the ditch would be repaired. The engineer provided an update on the project. Larry Seaman then addressed the Board inquiring why his water and sewer bill has increased. The District's operator provided his contact information and agreed to investigate the matter.

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. After discussion, upon motion made by Director Vandever, seconded by Director Poarch 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: ADOPT RESOLUTION (1) FINDING DISTRICT TO BE LOW TAX RATE, DEVELOPED, DEVELOPING, OR DEVELOPED DISTRICT IN A DECLARED DISASTER AREA, (2) CALLING PUBLIC HEARING ON 2026 TAX RATE AND (3) AUTHORIZING TAX ASSESSOR-COLLECTOR TO PREPARE AND PUBLISH NOTICE OF THE PUBLIC HEARING

The Board recognized Loren Morales who advised the Board regarding the District's truth in taxation calculations for the 2026 tax rate, recommending a proposed maintenance and operations tax rate of \$0.318 per \$100 in assessed valuation and a proposed debt service tax rate of \$0.39 per \$100 in assessed valuation, for a total proposed tax rate of \$0.708 per \$100 in taxable assessed valuation. The Board reviewed the truth in taxation calculations in detail, including as to the recommended proposed tax rate. The debt service increase is in line with the current projections. After discussion, upon motion made by Director Denham, seconded by Director Poarch and unanimously carried, the Board authorized the resolution finding the District to be developing, calling a public hearing on the proposed 2026 tax rate with a total proposed tax rate of \$0.708 per \$100 in taxable assessed valuation, and authorizing the tax assessor-collector to prepare and publish notice of the public hearing. The Board noted that the public hearing will occur on September 14, 2026 at 6:30 p.m.

FIFTH ORDER: MOWING AND MAINTENANCE OF PARK FACILITIES

The Board then considered park and maintenance matters. The Board discussed the updated signage around the ponds and agreed to consider further once pricing is available. The Board reviewed a proposal for maintenance of the irrigation system. After review and discussion upon motion made by Director Vandever, seconded by Director Sakocius, and unanimously carried, the Board approved the proposal as presented. The Board then discussed the termination of the District's agreement with the Park Rangers. After discussion, upon motion made by Director Vandever, seconded by Director Sakocius, and unanimously carried, the Board approved the termination of Park Rangers. The Board then discussed the need to authorize the Directors to approve irrigation repairs as needed in an amount up to \$10,000 when an urgent matter arises. After discussion, Director Vandever and Director Denham were appointed the authorization to approve urgent irrigation repairs up to \$10,000.

SIXTH 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 981 connections and accounted for 93% of water produced. The operator discussed water consumption in detail with the Board. After discussion, upon motion made by Director Poarch, seconded by Director Denham and unanimously carried, the Board approved the operator's report as presented.

SEVENTH ORDER: ENGINEER'S REPORT

The Board recognized Taylor Reed who presented the engineer's report and reviewed ongoing projects. The engineer then recommended approval of Pay Application No. 4 in the amount of

\$140,739.02 to Top Star Construction, LLC for East Ditch Rehabilitation Project. The Board is proceeding with the work due to the extent of the failures and noted that FEMA approval is pending. Then, the engineer presented Pay Application No. 3 in the amount of \$98,010.00 to Civcon Group, LLC for Storm Water Rehabilitation Phase 2. Then, the engineer presented Pay Application No. 2 in the amount of \$276,276.87 to Allteam Solutions, LLC for Storm Water Rehabilitation Phase 3. Then, the engineer presented Pay Application No. 1 in the amount of \$275,785.00 to Infrastructure Construction Services for the Mosswood Sinkhole project. The final walk through was held and a punch list was created. The engineer plans to present bids for the Charleston Park sidewalk project at the next Board meeting. Then, upon motion made by Director Vandever, seconded by Director Poarch, and unanimously carried, the Board approved the engineer's report as presented.

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

The Board tabled consideration of violations of District rules and regulations.

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

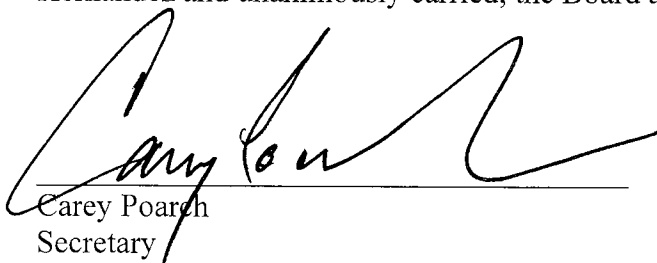
The Board entered executive session at 8:00 p.m. The Board reconvened in open session at 8:38 p.m. No motions were required after the executive session.

TENTH ORDER: SEPTEMBER MEETING SCHEDULE

The next Board meeting would be held on September 14, 2026 at 6:30 p.m. due to the tax rate adoption schedule.

ELEVENTH ORDER: PENDING BUSINESS

Hearing no further business, upon motion duly made by Director Vandever, seconded by Director Hernandez and unanimously carried, the Board adjourned the meeting at 8:44 p.m.



Carey Poarch
Secretary

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

AMENDED NOTICE OF PUBLIC MEETING

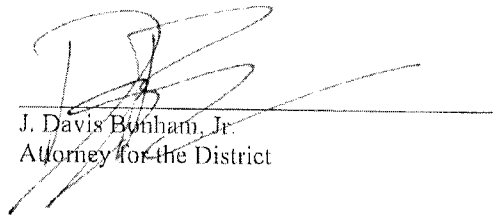
Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **610 River Plantation Drive, Conroe, Texas 77302.**

The meeting will be held at **6:30 p.m.** on **Monday, August 17, 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. Public Comment
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. Adopt Resolution (1) Finding District to be Low Tax Rate, Developed, Developing, or Developed District in a Declared Disaster Area, (2) Calling Public Hearing on 2026 Tax Rate and (3) Authorizing Tax Assessor-Collector to Prepare and Publish Notice of the Public Hearing
5. Mowing and Maintenance of Park Facilities
6. Operator's Report
7. Engineer's Report
8. Violation of District rules; Public hearing for violation of District rules and damage to District property; assessment of penalties
9. Executive (closed) Session Pursuant to Texas Government Code Chapter 551 as necessary
10. September Meeting Schedule
11. Pending business




J. Davis Bonham, Jr.
Attorney for the District