

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

BOARD MEETING MINUTES

July 24, 2025

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

DIRECTORS ABSENT: Mark Denham

OTHERS PRESENT: Marcy Cordia, Paul Iudica, Beverly Milton, Mark Robin, Lourdes Chapman, Dee Judge, Sharon Cutola, Kevin Cutola, District residents, and members of the public; Taylor Reed, District engineer; and Mario Garcia, District operator.

OTHERS PRESENT BY MICROSOFT TEAMS:

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 May 22, 2025 and June 26, 2025 meeting minutes. Director Gilmer inquired regarding the delegation of work regarding tree health management to confirm its delegation to Directors Goodman and Denham, which Director Goodman confirmed. Thereafter, upon motion made by Director Vandever, seconded by Director Goodman and unanimously carried, the Board approved the minutes of the May 22, 2025 and June 26, 2025 meetings as presented.

SECOND ORDER: RECEIVE COMMENTS FROM THE PUBLIC

The Board opened the floor for public comment. Ms. Marcy Cordia addressed the Board regarding the portion of the District located on Mosswood Drive, including as to District services provided to that portion of the District. The Board addressed Ms. Cordia's comments, noting that the Mosswood Drive portion of the District is treated with equal priority as with the District's constituent neighborhoods and noted current engineering work with respect to the Mosswood Drive portion of the District. Mr. Paul Iudica then addressed the Board regarding the same Mosswood Drive portion of the District, including as to access and use of the River Plantation Community Improvement Association pool facility on the Charleston Park property, which the Board noted is operated and maintained by RPCIA and is accessible to the residents of the Mosswood Drive portion of the District upon payment of a fee set by RPCIA intended to provide for pool maintenance and operation which RPCIA constituents otherwise pay for in part in their dues, the Mosswood Drive portion of the District not being a constituent neighborhood of RPCIA. Ms. Beverly Milton then addressed the Board regarding the Mosswood Drive portion of the

District, including as to neighborhood ingress and egress, traffic, and Stewart Creek, the Board noting that Stewarts Creek is the responsibility of the Army Corp of Engineers.

THIRD ORDER: EXECUTIVE SESSION

The Board entered executive session at 6:45 pm. The Board reconvened in open session at 7:07 pm.

FOURTH 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.

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 978 connections and accounted for 94% of water produced. The operator noted that the recent June TCEQ inspection resulted in no compliance issues and that the District's well inspection results show that the District's wells are in good condition. 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 recognized Taylor Reed who presented the engineer's report. The engineer requested authorization to begin the testing and inspection process for water well no. 1 at water plant no. 1, noting the inspection is due in January of 2026. The engineer then requested authorization to bid the East Ditch FEMA work, noting that bids will be presented at the Board's September meeting and that design is underway. Construction is substantially complete for the East Ditch maintenance and construction is underway for the wastewater treatment plant rehabilitation and electrical upgrades. Proposals are being solicited for the Charleston Park irrigation maintenance and are expected for presentation to the Board in August. Construction is substantially complete and a punch list is being addressed for the 703 Fairway Oaks storm sewer failure. The agreement for the Cornerstone Church water line extension is being prepared. Preliminary design is underway for the Mosswood Ditch rehabilitation. The engineer then requested authorization to bid the storm sewer phase 2 rehabilitation work and noted that the design work is underway for the sanitary sewer rehabilitation phase 3 project. After discussion, upon motion made by Director Gilmer, seconded by Director Goodman and unanimously carried, the Board approved the testing and inspection

for water well no. 1. Upon motion made by Director Gilmer, seconded by Director Vandever and unanimously carried, the Board authorized bidding for the East Ditch FEMA work. Thereafter, upon motion made by Director Goodman, seconded by Director Vandever and unanimously carried, the Board authorized bidding for the storm sewer phase 2 rehabilitation work and approved the engineer's report.

SEVENTH ORDER: AGREEMENT FOR WATER LINE CONSTRUCTION WITH CORNERSTONE CHURCH

The Board recognized Austin Reed, who provided an update regarding the preparation of the agreement for water line construction with Cornerstone Church, including as to the deposit structure. The Board then tabled the agreement for consideration in August.

EIGHTH ORDER: USE OF TEXT BROADCASTING SYSTEM FOR EMERGENCY SITUATIONS

The Board discussed the use of the District's text broadcasting system for certain emergency situations in cooperation with the River Plantation Community Improvement Association, noting that the matter should be removed from upcoming agendas.

NINTH ORDER: PARK MAINTENANCE MATTERS

The Board discussed park maintenance matters, including the proposed maintenance of the fountain head at the District pond in the amount of \$350 monthly. After discussion, upon motion made by Director Gilmer and carried with Directors Gilmer, Goodman, and Vandever in favor and Director Sakocius abstaining, the Board approved the maintenance of the fountain head. The Board then considered a proposal in the amount of approximately \$2,600 for the removal of certain trees around the District pond and, after discussion, upon motion made by Director Gilmer, seconded by Director Goodman and unanimously carried, the Board approved the proposal for removal of certain trees around the District pond. The Board then discussed trees and tree maintenance on District property, including as to pending quotes to be provided for the removal of certain trees. Thereafter, Director Vandever addressed the Board regarding storm drainage around the District pond as well as the maintenance and repair of a golf path on District park property, which the Board elected to table for future consideration at a time when funds are more readily available.

TENTH ORDER: RESOLUTION ADOPTING POLICY FOR DISTRICT AUDIO AND VIDEO RECORDING OF OPEN MEETINGS

The Board considered a resolution adopting a policy for the District's audio and video recording of its open meetings, including consideration of previous discussions for the same. The Board discussed the proposed policy, noting that it provides that the meetings will be recorded by the District without posting to the District's website or otherwise online to provide for additional security against increasingly prevalent cybercrime and fraud targeting local governmental entities. The Board then discussed the policy, including as to a potential alternative for the delayed posting

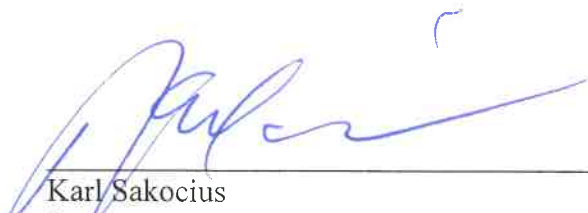
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of meeting recordings online. After discussion, upon motion made by Director Gilmer, seconded by Director Goodman and carried with Directors Gilmer, Goodman, and Vandever in favor and Director Sakocius against, the Board adopted the policy providing for the recording of the District's open meetings without the posting of recordings online and adopted the resolution for the same.

ELEVENTH ORDER: PROPOSAL FOR CYBER LIABILITY INSURANCE COVERAGE

The Board reviewed and considered a proposal for cyber security coverage and, after discussion, tabled the matter pending research regarding potential alternatives.

There being no further business, the meeting was adjourned.



Karl Sakocius
Secretary

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

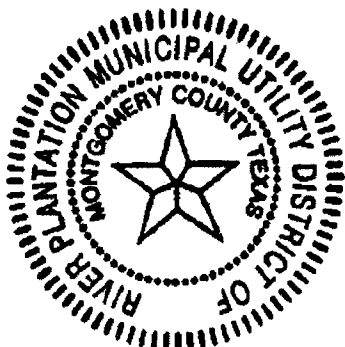
NOTICE OF PUBLIC MEETING

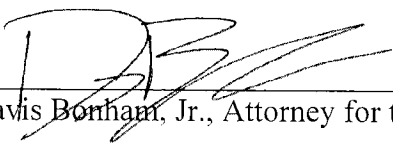
Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **610 River Plantation Drive, Conroe, Texas 77302.**

The meeting will be held at **6:30 p.m.** on **Thursday, July 24, 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. Proposal for cyber liability insurance coverage
5. Park maintenance matters
6. Operator's Report
7. Engineer's Report
8. Resolution Adopting Policy for District Audio and Video Recording of Open Meetings
9. Use of text broadcasting system for emergency situations
10. Agreement for Water Line Construction with Cornerstone Church
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. Litigation Related to Damage to District Water Facilities by Tachus and Associated Contractors; Settlement Offer
14. Pending business




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