

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

BOARD MEETING MINUTES

December 15, 2025

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

DIRECTORS ABSENT: Julie Gilmer

OTHERS PRESENT: Mario Garcia, District operator

OTHERS PRESENT BY MICROSOFT TEAMS:

J. Davis Bonham, Jr., District attorney
Paul Radich of the Radich Law Firm
Taylor Reed, District engineer
Tiffany Loggins of L&S District Services, LLC

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

The Board considered the November 17, 2025 meeting minutes. Upon motion made by Director Denham, seconded by Director Vandever and unanimously carried, the Board approved the minutes of the November 17, 2025 meeting as presented.

SECOND ORDER: RECEIVE COMMENTS FROM THE PUBLIC

The Board opened the floor for public comment. Hearing none, the President continued with the agenda.

THIRD ORDER: FINANCIAL AND BOOKKEEPING MATTERS

The Board then recognized Tiffany Loggins, who presented 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 Denham 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. The Board discussed ongoing work to remove dying and diseased trees, a proposal to donate a gazebo and associated improvements including landscaping and parking. Future maintenance was also discussed. The Board discussed drainage and plan approval concerns and tabled the matter to be discussed at a future meeting. The Board then discussed a concern regarding the lake level and a desire to add water to the lake. Upon motion

made by Director Denham, seconded by Director Sakocius and unanimously approved, the Board approved the installation of a tap for the pond at a cost not to exceed \$4,000.

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 93% of water produced. After discussion, upon motion made by Director Vandever, seconded by Director Sakocius and unanimously carried, the Board approved the operator's report as presented.

SIXTH ORDER: ENGINEER'S REPORT

The Board reviewed the engineer's report. The Storm Water Quality Management Plan has been submitted to the TCEQ and a copy has been uploaded to the website. The engineers requested Board authorization to submit the Water Well No. 1 testing packet. The East Ditch emergency repair has been completed. The engineer then recommended payment of Pay Application No. 1 in the amount of \$266,760.00 for the East Ditch FEMA work. The engineers received 7 bids for the project and recommended award of contract to low bidder Top Star Construction in the amount of \$1,145,909.00. They are currently evaluating the bids and sending the bidding information to TDEM. The contractor for the East Ditch maintenance project completed the fourth quarter cleaning in December. The engineers recommended approval of Pay Application No. 10 in the amount \$70,100. The engineers received a secondary quote for maintenance of the sprinklers at Charleston Park. The engineers are working on scheduling a meeting with the contractor to discuss the items in detail and what all they pertain to. Work regarding the 703 Fairway Oaks storm sewer failure has been completed. The contractor proposed a price of \$10,000 to remove two pine trees adjacent to the site and the engineer concurs with their proposal. The engineers have been working with the Cornerstone Church engineer to aid in their design and provide review for the water line extension project. The engineer is waiting for solicited bids to come in for the Mosswood Ditch rehabilitation project. 3. The Storm Sewer Phase 2 rehabilitation project is on hold until 2026. Construction for the Sanitary Sewer rehabilitation Phase 3 project is underway. The engineers discussed a manhole failure at 473 Richmond Park. The operator provided a proposal from Wright Solutions in the amount of \$34,905.50 that the engineers recommend approval of. B. The engineers discussed the sinkhole at the intersection of Tara Park and The District. The operator is televising the sanitary lines to see if this was the cause. Upon motion made by Director Vandever, seconded by Director Denham and unanimously carried, the Board approved the engineer's report as presented and action items contained therein.

SEVENTH ORDER: ENGINEER'S CONTRACT

The Board reviewed the engineer's contract and proposed rate increases. Upon motion made by Director Sakocius, seconded by Director Denham and unanimously carried, the Board approved the contract to include the increase.

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There being no further business, upon motion made by Director Vandever, seconded by Director Denham and unanimously carried, the Board adjourned the meeting.



Karl Sakocius
Secretary

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

NOTICE OF PUBLIC MEETING

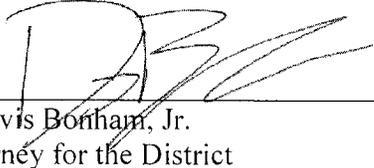
Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **610 River Plantation Drive, Conroe, Texas 77302.**

The meeting will be held at **6:30 p.m.** on **Monday, December 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. Operator's Report
6. Engineer's Report
7. Engineer's Contract
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. Pending business





J. Davis Bonham, Jr.
Attorney for the District