

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

BOARD MEETING MINUTES

June 26, 2025

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

DIRECTORS ABSENT: None

OTHERS PRESENT: Betty Brown, Robert McLeroy, Sharon Cutola, and Kevin Cutola, District residents; Taylor Reed, District engineer; and Mario Garcia and Keith Arrant, District operators.

OTHERS PRESENT BY MICROSOFT TEAMS:

J. Davis Bonham, Jr., District attorney
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 tabled consideration and approval of the minutes of the meeting held on May 22, 2025.

SECOND ORDER: RECEIVE COMMENTS FROM THE PUBLIC

The Board opened the floor for public comment. There was no public comment.

THIRD ORDER: FINANCIAL AND BOOKKEEPING MATTERS

The Board 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.

FOURTH ORDER: PARK MAINTENANCE MATTERS

The Board discussed park maintenance matters. Director Goodman addressed the Board regarding the fountain ordered for the pond in the District, further noting that mowing will be performed in the coming week due to rain delays. Director Gilmer then addressed the Board regarding tree disease affecting vegetation on District property, noting that the issue may stem from insects

**River Plantation MUD
Board Meeting Minutes
June 26, 2025
Page 2**

spreading an infection to the trees and that insecticide may be considered, which the Board then discussed, delegating investigation of the matter and the acquisition of a professional opinion thereon to directors Goodman and Denham. The Board then discussed the electrical work required for the new fountain and, after discussion, upon motion made by Director Goodman and unanimously carried, the Board approved the work in an amount not to exceed \$1,200.00. Thereafter, the Board discussed the District's park irrigation system and the District's operator and engineer noted that the sprinkler heads will be checked for issues. Director Denham then addressed the Board regarding the planting of trees in the District's park property, including as to potential grant funding, which the Board discussed including as to costs and suppliers. Director Gilmer then addressed the Board noting that the newly acquired pet waste stations have been installed.

FIFTH ORDER: OPERATOR'S REPORT

The Board recognized Mario Garcia and Keith Arrant, 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 93% of water produced. The operators noted that a TCEQ sewer inspection occurred, and that no issues were identified during the inspection. The Board then discussed safety vests for meter readers working in the District. 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. Construction is underway for the East Ditch maintenance and for the wastewater treatment plant rehabilitation and electrical upgrades, with pay application no. 8 in the amount of \$371,337 presented for approval. The sanitary sewer rehabilitation phase 2 project is complete and acceptance letters were presented for approval for the same. An acceptance letter was also presented for approval for the sanitary sinkhole repair work. A revised maintenance agreement for the Charleston Park irrigation was then presented and discussed, which the Board tabled, requesting additional quotes. An invoice in the amount of \$5,480 was presented for approval for sprinkler head replacements and electrical work relating to the irrigation system. Construction is substantially complete with respect to the 703 Fairway Oaks storm sewer work and pay application no. 1 in the amount of \$171,409.75 was presented for approval. Design is underway for the Mosswood Ditch rehabilitation and storm sewer phase 2 rehabilitation, and the engineer requested authorization to begin preliminary design for the sanitary sewer rehabilitation phase 3 project. The Board then discussed the cleanout of the 'North Ditch' and, upon motion made by Director Goodman, seconded by Director Vandever and unanimously carried, the Board approved the cleanout work in an amount not to exceed \$5,000.00. Thereafter, upon motion made by Director Goodman, seconded by Director Denham and unanimously carried, the Board approved the preliminary design associated with the sanitary sewer rehabilitation phase 3 project. After further discussion, upon motion made by Director Goodman, seconded by Director Denham and unanimously carried, the Board approved the engineer's report and the action items therein.

SEVENTH ORDER: ANNUAL REVIEW OF EMERGENCY PREPAREDNESS PLAN

Taylor Reed noted that the emergency preparedness plan has been reviewed and updated as necessary.

EIGHTH ORDER: SUBMISSION OF EMERGENCY OPERATIONS INFORMATION; APPLICATION FOR CRITICAL LOAD STATUS

Davis Bonham noted that some of the District's facilities qualify for priority electricity restoration in the event of an outage and that the operator has completed paperwork to that effect.

NINTH ORDER: REVIEW ANNUAL ETHICS LETTER AND UPDATE BY INVESTMENT OFFICER

The Board noted the attorney's receipt of the investment officer's annual ethics letter indicating no conflicts.

TENTH ORDER: ANNUAL CONFLICTS DISCLOSURES

Davis Bonham addressed the Board noting the distribution of annual director conflict disclosure questionnaires, the completion of which serves to detect any conflicts which may be required to be reported to the Texas Ethics Commission.

ELEVENTH ORDER: STATUS OF SERIES 2025 BONDS; AMENDMENT TO STATEMENT OF DIRECTORS

Davis Bonham addressed the Board regarding the District's Series 2025 bonds, noting that the transaction closed on June 25, 2025.

TWELFTH ORDER: REQUEST FOR USE OF PARK FOR EVENT

The Board reviewed a request for the use of the District's park property by the River Plantation Community Improvement Association for a fireworks event on July 3, 2025. The Board discussed the request, including as to law enforcement and fire services to be provided and post-event cleaning. After discussion, upon motion made by Director Goodman, seconded by Director Vandever and unanimously carried, the Board approved the request for the use of the park property by the River Plantation Community Improvement Association for the July 3, 2025 fireworks event.

THIRTEENTH ORDER: USE OF TEXT BROADCASTING SYSTEM FOR EMERGENCY SITUATIONS

Director Vandever addressed the Board regarding the use of the District's text broadcasting system for emergency situations, including street flooding, in cooperation with the River Plantation

Community Improvement Association, which the Board discussed. After discussed, the Board tabled the matter pending further discussion between Director Vandever and representatives of the River Plantation Community Improvement Association regarding the matter.

FOURTEENTH ORDER: EXECUTIVE SESSION

The Board entered executive session at 7:40 pm. The Board reconvened in open session at 8:57 pm.

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

After reconvening in open session, the Board addressed Sharon and Kevin Cutola regarding the encroachment on District property caused by the construction of a retaining wall on a District easement. Upon motion made by Director Sakocius, seconded by Director Denham and carried with Directors Sakocius, Denham, Gilmer and Vandever in favor and Director Goodman voting against, the Board assessed a penalty in the amount of \$4,000.00 for the encroachment.

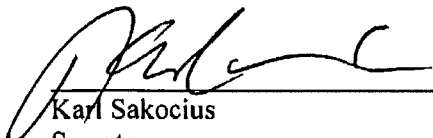
SIXTEENTH ORDER: LITIGATION RELATED TO DAMAGE TO DISTRICT WATER FACILITIES BY TACHUS AND ASSOCIATED CONTRACTORS; SETTLEMENT OFFER

Upon motion made by Director Sakocius, seconded by Director Vandever and unanimously carried, the Board approved a settlement offer in the litigation matter relating to the damage caused to District facilities by Tachus and its associated contractors.

SEVENTEENTH ORDER: PROPOSAL FOR CYBER SECURITY COVERAGE

The Board reviewed and considered a proposal for cyber security coverage and, after discussion, tabled the matter.

There being no further business, the meeting was adjourned.



Karl Sakocius
Secretary

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

NOTICE OF PUBLIC MEETING

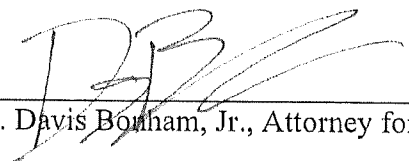
Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **610 River Plantation Drive, Conroe, Texas 77302**.

The meeting will be held at 6:30 p.m. on Thursday, June 26, 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. Annual review of Emergency Preparedness Plan (EPP)
9. Submission of Emergency Operations Information; Application for Critical Load Status
10. Review ethics letter and update by Investment Officer
11. Annual Conflicts Disclosures
12. Status of Series 2025 Bonds; Amendment to Statement of Directors
13. Request for Use of Park for Event
14. Use of text broadcasting system for emergency situations
15. Violation of District rules; Public hearing for violation of District rules and damage to District property; assessment of penalties
16. Executive (closed) Session Pursuant to Texas Government Code Chapter 551 as necessary
17. Litigation Related to Damage to District Water Facilities by Tachus and Associated Contractors; Settlement Offer
18. Pending business




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