

MINUTES OF
MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 16
MONTGOMERY COUNTY, TEXAS

August 12, 2025

COUNTY OF MONTGOMERY)

STATE OF TEXAS)

The Board of Directors of Montgomery County Municipal Utility District No. 16, met in regular session, open to the public, on August 12, 2025, at 25374 Dogwood Lane, Splendora, Texas, located inside the boundaries of the District and the roll was called of the duly elected officers' to-wit:

Fred Paris	President
Thomas Enix	Secretary
Karl Keith	Assistant Vice-President/Assistant Secretary
Jim McNamara	Assistant Secretary

Also present was:

- Mark Adams with Bleyl Engineering, Engineer for the District,
 - David Rowe and Jennifer Baker with Regional Water Corporation, Operator for the District
 - Brittnei Silva with ASW Tax, Tax Collector for the District,
 - Debra Loggins with L & S District Services, Bookkeeper for the District
 - Larry Currey Business Manager for the District,
 - Jonathan Currey with Golden Cross, LLC the Website Coordinator for the District,
 - Cole Konopka with Cotes | Rose, Attorney for the District
 - Bill Blitch, The Districts Financial Adviser.
 - Shelia Keith, resident of the District.
 - Susan Tweedy, resident of the District.
1. The Board of Directors considered the minutes of July 8, 2025. After further consideration, discussion and upon a motion duly made and seconded, the minutes for the meetings were unanimously approved.
 2. Next, the Board of Directors asked if there were any comments and Jim McNamara asked who is responsible for keeping the screens to the drains clean on the roads. Fred Paris commented that it has historically been the responsibility of the public. Shelia Keith commented that she has recently seen the county street sweeper run through the neighborhood.

3. Next, the Board of Directors considered the Tax Report. Brittini Silva with ASW Tax reviewed the Tax Report with the Board of Directors. Karl Keith brought to the attention that one of the refund checks was for a property not in the district. Also, he referenced one of the delinquent accounts that is not in the district. Brittini said that she will look into the issue. After further discussions and upon a motion duly made and seconded, the Board of Directors unanimously approved the Tax Report.
4. Next, the Board of Directors considered the Developers Report. Mark Adams spoke with Scott Lambert and 60 lots are being bought by Lanar and two other builders are planning to purchase 40-60 more lots. Scott is projecting that Hill and Dale should be fully built out by the end of 2026. Karl asked what the improvement value was at the beginning of the year. Brittini commented that its about the same as last year.
5. Next, the Board of Directors considered the Account's Report. Debra Loggins with L & S District Services, LLC presented the report and reviewed it with the Directors. Debra then discussed the draft budget. After further discussions the Board, and upon a motion duly made and seconded, the Board of Directors unanimously approved the Accountant's Report, the Proposed Budget, and to pay all bills as presented.
6. Next, the Board of Directors considered the Rate Study Report. Bill Blitch discussed the 2025 Rate Study. He suggests a rate increase to 0.92400 to help increase the reserves of the district. Adding another \$24,000 to the General Fund of the District over the previous year. This is an ultra-conservative rate study per Mr. Blitch. After further discussions and upon a motion duly made and seconded, the Board of Directors unanimously approved the Rate Study Report, authorizing the publication of notice of hearing of the Tax Rate as 0.92400 in the paper and call a public hearing for the next meeting in September. Brittini from ASW will send a copy to Jonathan to post on the website.
7. Next, the Board of Directors considered the Operators report. Jennifer Baker with Regional Water Corporation, Operator for the District, reviewed the attached report with the Board of Directors. After further discussions, and upon a motion duly made and seconded, the Board of Directors unanimously approved the Operators' Report, bid to install auto dialer for LS#2, trip switch for LS#2, and bid to install new 6" check valve for BP#2.
8. Next, the Board of Directors considered the Delinquent Tax Collection report. Mr. Currey reviewed the attached report with the Board of Directors. Two Deeds were presented for Fred to sign for lots previously approved to be sold. Also, check was presented and personally handed to Brittini with ASW to put into the tax account. Mr. Currey discussed using water termination for delinquent accounts after two letters were sent and the accounts were delinquent over 180 days. After further discussions and upon a motion duly made and seconded, the Delinquent Tax Report.
9. Next, the Board of Directors considered the Engineer's Report. Mr. Adams discussed the report. He also presented an updated construction schedule for the contractor. Mark discussed that Precinct 4 has been entertaining the thought of buying all of section II lots and creating a retention pond. Which would remove over 1.6 million dollars of taxable value from The District. After further discussions and upon a motion duly made and seconded, the Engineers Report was unanimously approved.

10. Next, the Board of Directors considered the Revisions of Professional Engineering Fee Schedule. Mark explained that his company revises the fees every two years to keep up with inflation and cost changes so that there isn't sticker shock from waiting too long. He further explains that finding employees has been the hardest part over the past two years. After further discussions and upon a motion duly made and seconded, the Revisions of Professional Engineering Fee Schedule was unanimously approved.
11. Next, the Board of Directors discussed the Attorneys Report. Cole discussed that there will need to be a Taxpayers Report added to the agenda next month and that the annual cyber security training is coming up soon for the Board.
12. Next, the Board of Directors discussed the District's Insurance Coverage. The District's Attorney discussed the policy and the fact that it lacks cyber security insurance for the district. Karl noted that the well#2 is listed as being drilled in 2002, when the real date should be 2022. After further discussions and upon a motion duly made and seconded, the Insurance Coverage for the District was unanimously approved.
13. Next, the Board of Directors discussed the travel trailer on the back street of White Oak Section II. There is no water or sewer service to the property. A note will be made to the Environmental Engineer, Scott Nichols, to inspect the property. Address is 25728 Hickory.

There being no further actions to be taken, the meeting was adjourned.

(SEAL)

Tom Enix
Secretary
Montgomery County Municipal Utility District #16