

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

December 9, 2025

COUNTY OF MONTGOMERY)

STATE OF TEXAS)

The Board of Directors of Montgomery County Municipal Utility District No. 16, met in special session, open to the public, on December 9, 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:

BOARD

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,
- Jennifer Baker with Regional water corporation, Operator for the District,
- Brittini Silva with ASW Tax, Tax Collector for the District,
- Laurn Clark with L & S District Services, Bookkeeper for the District,
- Larry Currey Business Manager for the District,
- Cole Konopka with Coats/Rose, Attorney for the District
- Shelia Keith, resident of the District,
- Belinda Currey

1. The Board of Directors considered the minutes of November 11, 2025. Karl noted that his name was misspelled and needed correction. Also, noted was a correction needed for the spelling of Coats/Rose. 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. Jim McNamara said some of the fire hydrants paint was chipping off and two blue markers were missing.
3. Next, the Board of Directors considered the Tax Report. Brittini Silva with ASW Tax reviewed the Tax Report with the Board of Directors. Director McNamara questioned the account in the name of Splendora ISD and believes that account should be exempt. Ms. Silva said she would check into it and get back with the District at next month's meeting. Next, the Board asked about a 1993 personal property account which should not be within the boundary of the District. Ms. Silva will try to get with the appraisal district to address this account. Mr. Currey asked Ms. Silva if she had requested the estimate of value from the Montgomery County

Appraisal District. Ms. Silva stated that the request has been made and she will check to see where they are in preparing the estimate of value. After further consideration, discussion and upon a motion duly made and seconded, the tax report was unanimously approved.

4. Next, the Board of Directors considered the Developers Report. Mark Adams has not heard anything from Scott.
5. Next, the Board of Directors considered the Accountants Report. Lurn Clark with L & S District Services, LLC presented the report and reviewed it with the Directors. After further discussion, the Board, and upon a motion duly made and seconded, the Board of directors unanimously approved the Accountants Report, and to pay all bills as presented.
6. 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. It was noted that on the off-site well, the generator battery was bad, the battery charger failed, and there was small coolant leak. The Board discussed possible renting a generator in the event the existing generator failed. After further consideration, discussion and upon a motion duly made and seconded, the Board of Directors unanimously approved replacing the battery, battery charger, and repairing the coolant leak on the generator for the off-site well.

Next, Ms. Baker informed the Directors that there were 27 missing blue reflectors that needed to be replaced. In addition, the fire hydrants needed to be repainted at a cost of \$84.50 per hydrant. After further consideration, discussion and upon a motion duly made and seconded, the Board of Directors unanimously approved replacing the missing blue reflectors, but postponed any action for the repainting of the fire hydrants.

Next, Ms. Baker discussed with the Board of Directors of a problem with a pump at the lift station and the cost of a new replacement pump is \$4,400.00. There was discussion about the alert system in the event that the pump failed. After further consideration, discussion and upon a motion duly made and seconded, the Board of Directors unanimously approved to replace the pump.

Next, Ms. Baker discussed a road repair problem caused by AT&T. Ms. Baker obtained an estimate from Richland Concrete for \$6,250.00 for street repair. After further consideration, discussion and upon a motion duly made and seconded, the Board of Directors unanimously approved the repairs to the street.

Next, the Board of Directors considered the approval of the Operators Report. After further consideration, discussion and upon a motion duly made and seconded, the Operators Report was unanimously approved.

7. Next, Larry Currey discussed with the Board of Directors the use of water terminations for collection of delinquent taxes. Mr. Currey suggested that it appeared that only 5 or 6 delinquent accounts qualify and that since we are approaching the Christmas holidays, the district should postpone any actions on this program until the January 2026 meeting. Mr. Currey further informed the Directors that he had received another inquiry for the resale of an additional tax foreclosed lot from Mr. Doug Brown and that it will be presented at the January 2026 meeting.
8. Next, the Board of Directors considered the Engineer's Report. Mr. Adams discussed the report with the Board of Directors. Mr. Adams stated that he had received a bid from Jeff Peck at

Trac-Tech LLC for cleaning out the drainage ditch at the entrance of the subdivision. The estimated cost is \$4,600.00. After further consideration, discussion and upon a motion duly made and seconded, the Board of Directors unanimously approved the estimate as presented.

9. Next, Cole Konopka, Attorney for the District, discussed review of the District's investment policy. After further consideration, discussion and upon a motion duly made and seconded, the Board of Directors unanimously approved a resolution concerning the investment policy of the District.

Next, Mr. Konopka stated that he would get the information together and filed concerning HB 103.

Next, Mr. Konopka discussed the timeline concerning the May 2026 Directors Election. Mr. Konopka stated the he would get the timeline sent to the Board.

Next, Mr. Konopka discussed a letter received from the City of Patton Village concerning the annexation of a lot in Section 2 in White Oak Plantation. He further stated that he contacted their attorney and sent a letter stating that they do not have the authority to annex the lot.

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

Tom Enix
Secretary
Montgomery County Municipal Utility District #16

(SEAL)