

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

September 9, 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 September 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:

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 with Regional Water Corporation, Operator for the District
 - Brittni 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,
 - 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.
1. The Board of Directors considered the minutes of August 12, 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 there were none.
 3. Next, the Board of Directors considered the Tax Report. Brittni Silva with ASW Tax reviewed the Tax Report with the Board of Directors. AWS voided check wrote in error and refunded the district. ASW also contacted the Montgomery County Appraisal District to remove accounts that are not in the district. Over the next month they are going to go through the whole tax role to find erroneous accounts. Brittni is continuing her research on 25423 Dogwood. And, after consulting Mr. Currey, the correct lot was found. A service tech for Regional Water went to investigate the connections and at the time that they were at the

property, no water or sewage was connected to the travel trailer. Cole suggested that a letter be sent reminding the homeowner of the deed restrictions and to remove the trailer. Cole accepted an action item to send that letter and report on it at the next meeting. After further discussions and upon a motion duly made and seconded, the Board of Directors unanimously approved the Tax Report.

4. Next, a Hearing was opened to set the new tax rate at the 0.924 as published. No public spoke and the Hearing was closed. A motion was made to accept the new tax rate of 0.924. After further discussions and upon a motion duly made and seconded, the Board of Directors unanimously approved the 2025 Tax Rate of 0.924.
5. Next, the Board of Directors considered the Developers Report. Mark Adams spoke about the amount of construction is happening and active connections were present at the beginning of the year. Mark noted that 36 connections went in this year. Mark suggests ordering an estimate of value at the next meeting so that the Board can consider a new bond to cover future expenses of the district.
6. Next, the Board of Directors considered the Account's Report. Larn Clark with L & S District Services, LLC presented the report and reviewed it with the Directors. Karl asked David what the tap fee was for sewer. David replied that the tap fee was \$3820, but that includes water, sewage, and inspections. Mark suggests that the fee be reviewed and adjusted as necessary in the December meeting. Motion was made to adopt the budget for 2026. After further discussions the Board, and upon a motion duly made and seconded, the Board of Directors unanimously approved the Accountant's Report, the 2026 Budget, and to pay all bills as presented.
7. Next, the Board of Directors considered the Operators report. David Rowe with Regional Water Corporation, Operator for the District, reviewed the attached report with the Board of Directors. Karl asked David to look into where the drillers of the fiber lines are getting their water and if they are using the districts water, do they have a meter. David said that he will investigate the question and report on it at the next meeting. Tom had a question about the numbers on page 2 of the report and David said that he will check into the number regarding money spent on delinquent letters and report back. Discussions were had on the submergence of Well #1 and the Mark discussed how if the water level gets too low, cavitation will occur, and it acts as if the pump is being sandblasted and will wear out extremely fast. He further discussed the obstacles in reworking the well, explaining that it will cost approximately \$400,000, but if the district went in now and dropped the pump down further it would cost significantly less. He then discussed the need for the district to purchase more lots for a future water well. He then noted that there is a need for a new bond election so that the district has money reserved if it is needed to cover a major catastrophe. Tom suggested the use of an alternator between the two wells to reduce stress to well #1. After further discussions, Mark is going to do a study to determine what future water usage will be like as houses are built. David is going to determine the best way to alternate the wells so that well #2 is used more to reduce stress to well #1. Karl has a question on page 3 regarding taps. He stated that the report shows that the district is paying more for the taps than the district is charging, thus creating a loss for the district. David will look into the issue and report back at the next meeting. After further discussions, and upon motion, duly made and seconded, the Board of Directors

unanimously approved the Operators' Report including the trash service at the wastewater plant.

8. Next, the Board of Directors considered the Delinquent Tax Collection report. Mr. Currey reviewed the attached report with the Board of Directors. Mr. Curry stated that delinquent demand letters have gone out on the list received from the tax collector. Also, there has been a request by Mr. Brown to buy 2 more lots, and he is currently running the numbers. Motion was made for Mr. Currey to continue working on the sale of the two lots to Mr. Brown. After further discussions and upon a motion duly made and seconded, the Delinquent Tax Report and Mr. Currey working on the sale of the 2 lots were unanimously approved.
9. Next, the Board of Directors considered the Engineer's Report. Mr. Adams discussed the report. He also discussed that Mr. Hering has signed the agreement for extending the water line to his property. Mark is going to confirm that the bid to do it are the same. Mr. Currey will send an email to the bookkeeper to create an invoice and send it to Mr. Hering. After discussing the letter for condemnation of section two, Cole suggests that his firm have a conversation with the county and that the board order a valuation of section two so that the value is known. After further discussions and upon a motion duly made and seconded, the Engineers Report was unanimously approved.
10. Next, the Board of Directors considered Authorizing the auditor to perform audit for the fiscal year ending September 30, 2025. After further discussions and upon a motion duly made and seconded, the authorization of the auditor to perform audit for the fiscal year ending September 30, 2025, was unanimously approved.
11. Next, the Board of Directors discussed water meeting in Conroe on September 18th. The Board discussed that if any Directors attend there will be no per diem for the meeting.
12. Next, Tom discussed shutting off Well #1 the week before the water level test was performed. David discussed the options of setting the wells up for a lead-lag setup and the use of an alternator.

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

(SEAL)

Tom Enix
Secretary
Montgomery County Municipal Utility District #16