

BAKER ROAD MUNICIPAL UTILITY DISTRICT
Minutes of Meeting of Board of Directors
April 28, 2025

The Board of Directors ("Board") of Baker Road Municipal Utility District ("District") met in regular session at the Board's regular meeting place on April 28, 2025, in accordance with the duly posted notice of meeting, and the roll was called of the duly constituted officers and members of said Board of Directors, as follows:

Frederick Wolfe, President
George Heck, Vice President
Johnny Zummo, Secretary
Juan Campo, Assistant Secretary
Ray Viator, Assistant Secretary

and all of said persons were present, except Directors Heck and Zummo, thus constituting a quorum.

Also present were: Brenda Landin of H2O Innovation Operation and Maintenance, LLC ("H2O"); Autumn Clark of Wheeler & Associates, Inc. ("Wheeler"); Debra Loggins of L&S District Services, LLC ("L&S"); Debbie Shelton of Master Advisors, LLC ("Masterson"); Brittany Neel of Stuckey's LLC ("Stuckey's"); Barry Hards of Texas Groundworks Management, Inc. ("TGM"); and Eric Lai and Maranda Lawson of Schwartz, Page & Harding, L.L.P. ("SPH").

The President called the meeting to order, and declared it open for such business as might regularly come before the Board.

PUBLIC COMMENTS

Mr. Lai noted that the first item of business was to open the meeting for public comments. Mr. Hards introduced himself to the Board and discussed the services offered by TGM. The Board then asked various questions, to which Mr. Hards responded. Mr. Hards then exited the meeting.

APPROVAL OF MINUTES

The Board reviewed the minutes of its meeting held on February 24, 2025. After discussion of the minutes presented, Director Wolfe moved that the minutes be approved, as written. Director Campo seconded said motion, which unanimously carried.

BOOKKEEPER'S REPORT

The Board considered the Bookkeeper's Report dated April 28, 2025. Ms. Loggins reviewed with the Board a Balance Sheet, Statement of Revenues, Expenditures and Changes in Fund Balances, General Ledger Detailed Report and Supporting Schedules, all as prepared by L&S, copies of which are attached hereto as **Exhibit A**. After discussion regarding the Bookkeeper's Report, financials, and payment of invoices, it was moved by Director Wolfe that said report be approved, and that the checks and invoices identified therein be approved for

payment from the general operating fund. Director Campo seconded said motion, which carried unanimously.

Ms. Loggins next presented to and reviewed with the Board a Quarterly Investment Report prepared by L&S for the reporting period ending March 31, 2025, a copy of which is included with **Exhibit A**. After discussion concerning the report presented, it was moved by Director Wolfe that said report be approved and that the District's Investment Officer be authorized to execute said Quarterly Investment Report on behalf of the Board and District. Director Campo seconded said motion, which carried unanimously.

TAX ASSESSOR-COLLECTOR'S REPORT

Ms. Clark presented the Tax Assessor-Collector's Report prepared by Wheeler for the month of March 2025, including the checks presented for payment. A copy of the report is attached hereto as **Exhibit B**. After discussion, Director Wolfe moved that the Tax Assessor-Collector's Report be approved, and that payment of the checks listed in the report be authorized from the District's tax account. Director Campo seconded the motion, which unanimously carried.

Ms. Clark next presented to and reviewed with the Board a list of accounts that appear to be rental homes within the District that are claiming a homestead exemption. After discussion, the Board requested that Wheeler prepare and send correspondence to the Harris Central Appraisal District to conduct further research regarding the homestead exemption status for said accounts.

UNCLAIMED PROPERTY REPORT

The Board next considered authorizing the District's consultants to research unclaimed property and to prepare an Unclaimed Property Report as of March 1, 2025. After discussion, Director Wolfe moved that the Tax Assessor-Collector and Bookkeeper be authorized to research their records to determine whether or not there is any unclaimed property for the stated period, and that Wheeler and L&S be authorized to prepare an Unclaimed Property Report, if necessary, for the Board's consideration, approval and filing with the State Comptroller prior to July 1, 2025. Director Campo seconded said motion, which carried unanimously.

RESOLUTION AUTHORIZING ADDITIONAL PENALTY ON DELINQUENT REAL PROPERTY TAXES

The Board considered the adoption of a Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes. Mr. Lai advised that the Board is authorized to impose, under certain conditions on July 1, an additional penalty not to exceed twenty percent (20%) of the total taxes, penalty and interest due the District on real property taxes that remain delinquent as of July 1 of the year in which they become delinquent. After discussion, it was moved by Director Wolfe, seconded by Director Campo and unanimously carried, that the Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes, attached hereto as **Exhibit C**, be adopted by the Board.

DELINQUENT TAX COLLECTION ATTORNEY'S REPORT

The Board deferred consideration of a Delinquent Tax Collection Attorney's Report at this time after noting that no report was received this month.

PROPOSED SERIES 2025 UNLIMITED TAX BONDS

A discussion ensued regarding the District's proposed Series 2025 Unlimited Tax Bonds. No action was taken by the Board at this time.

Ms. Clark and Ms. Shelton each exited the meeting at this time.

DRAINAGE CHANNEL MAINTENANCE

Ms. Neel next presented to and reviewed with the Board a Drainage Channel Maintenance Report from Stuckey's, a copy of which is attached hereto as **Exhibit D**. After discussion, Ms. Neel noted that there was no action required from the Board at this time.

OPERATOR'S REPORT

The Board considered the operator's report. Ms. Landin presented a written Operations Report dated April 28, 2025, prepared by H2O, a copy of which is attached hereto as **Exhibit E**. It was noted that no action was being requested of the Board at this time.

Ms. Landin next reminded the Board that a subcontractor for Ezee Fiber previously caused certain damages to District facilities during the installation of fiber optic lines in the District and that said damages still need to be paid for by Ezee Fiber. Mr. Lai then reminded the Board that it previously authorized SPH to send a demand letter to Ezee Fiber for the costs associated with said damages and noted that said demand letter had been sent and that the deadline for Ezee Fiber to respond was March 5, 2025, and noted that no response had been received. A lengthy discussion then ensued regarding same. No action was taken by the Board.

Ms. Landin next presented a draft Consumer Confidence Report ("CCR") prepared by H2O for review by the Board pursuant to CCR requirements promulgated by the United States Environmental Protection Agency and the Texas Commission on Environmental Quality ("TCEQ") to be provided to all customers of the District by July 1, 2025. Ms. Landin noted that said CCR will be presented to the Board for formal approval at the next meeting.

ANNUAL REPORT REGARDING STATUS OF DISTRICT'S IDENTITY THEFT PREVENTION PROGRAM

Ms. Landin presented to and reviewed with the Board H2O's annual report regarding the District's Identity Theft Prevention Program (the "Program"), a copy of which is attached to the Operator's Report, including the District's experience with identity theft during the prior year, current methods to detect identity theft, the types of accounts maintained by the District and the District's business arrangements with other entities. Ms. Landin advised that H2O is not recommending any changes be made to the District's Program this year. After discussion on the matter, the Board concurred that no changes be made to the Program at this time.

AMENDMENT TO RATE ORDER

Mr. Lai informed the Board that, effective April 1, 2025, the City of Houston's ("City") contract treated water rate increased 3.7% per 1,000 gallons. Mr. Lai also reminded the Board that, pursuant to the City of Houston Water Supply and Groundwater Reduction Plan Wholesale Agreement, Green Trails Municipal Utility District ("Green Trails") and the District pay the City a groundwater reduction plan fee equal to 30% of said rate ("GRP Fee") for each 1,000 gallons of water pumped from the joint water plant. Mr. Lai advised the Board that the District currently charges \$2.75 per 1,000 gallons of water to District residents in order to account for the cost of said pumpage fees. After discussion, it was moved by Director Campo, seconded by Director Wolfe and passed unanimously that the District's Rate Order be amended to increase the pumpage fee from \$2.75 to \$3.25 for each 1,000 gallons of water billed to each District customer to account for the GRP fee increase, with said amended Rate Order to become effective May 1, 2025, that any and all rate orders heretofore adopted by the Board be revoked, and that the amended Rate Order be passed and adopted as of that date. A copy of the amended Rate Order is attached hereto as **Exhibit F**.

ENGINEER'S REPORT

The Board deferred consideration of the Engineer's report after noting that no representative was present at the meeting.

Director Wolfe informed the Board that he was recently contacted by a resident regarding a cracked bulkhead that has shifted out and noted that the District's engineer needs to inspect the bulkhead to determine if it is a structural issue that needs to be addressed. Mr. Lai noted that he would reach out to the District's engineer accordingly to investigate the issue.

Director Wolfe next informed the Board that a District resident reported a manhole located in his front yard with tree roots growing over the cover, causing the ground to pushup underneath the sidewalk and pavers. Ms. Landin noted that H2O will remove the tree root from the manhole cover and inspect the manhole cavity, but that the resident would be responsible for any damage to the tree caused by the removal of the root from the manhole cover and for any sidewalk repairs.

Ms. Neel exited the meeting at this time.

OPERATIONS ADVISORY COMMITTEE

Director Campo next updated the Board regarding the Operations Advisory Committee (the "Committee") meetings and presented and reviewed a summary of the most recent noted that Committee meeting that was held on March 21, 2025, a copy of which summary is attached hereto as **Exhibit G**.

LAKE MAINTENANCE

Director Wolfe updated the Board regarding lake maintenance in the District and informed the Board that several lake fountains and/or pumps have recently failed and have been or will soon be replaced by Lake Pro, Inc. A discussion then ensued regarding same.

STATUS OF LAWSUIT AGAINST U.S. ARMY CORPS OF ENGINEER

Mr. Lai updated the Board on the appellate court's status conference and reminded the Board that there are several issues to be resolved before the trial court can proceed, including the appellate court's decision on both liability and damages.

ISSUANCE OF UTILITY COMMITMENTS

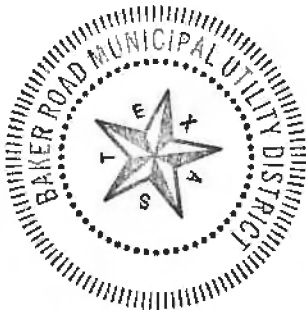
The Board next deferred action regarding the issuance of utility commitments, as no requests for same had been received by the District.

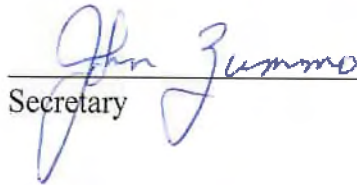
ATTORNEY'S REPORT

Mr. Lai informed the Board that the District's next regular Board meeting is scheduled for Monday, May 26, 2025, which is Memorial Day, and noted that said meeting would need to be rescheduled. After discussion, the Board concurred to reschedule said meeting for Monday, May 19, 2025 at 12:00 p.m.

ADJOURNMENT

There being no further business to come before the Board, upon motion made by Director Wolfe, seconded by Director Campo, and unanimously carried, the meeting was adjourned.




Secretary

LIST OF ATTACHMENTS TO MINUTES

- Exhibit A – Bookkeeper's Report
- Exhibit B – Tax Assessor-Collector's Report
- Exhibit C – Resolution Authorizing an Additional Penalty on Delinquent Real
Property Taxes
- Exhibit D – Drainage Channel Maintenance Report
- Exhibit E – Operator's Report
- Exhibit F – Amended Rate Order
- Exhibit G – Summary of Operations Advisor Committee meeting held on March 21,
2025