

BAKER ROAD MUNICIPAL UTILITY DISTRICT
Minutes of Meeting of Board of Directors
June 23, 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 June 23, 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, 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"); Marco Montes of R. G. Miller Engineers, Inc. ("R.G. Miller"); and Eric Lai, Kendall Dicke 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. There being no comments received from the public, the Board continued to the next item of business.

APPROVAL OF MINUTES

The Board reviewed the minutes of its meeting held on May 19, 2025. After discussion of the minutes presented, Director Heck 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 June 23, 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 Zummo 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.

TAX ASSESSOR-COLLECTOR'S REPORT

Ms. Clark presented the Tax Assessor-Collector's Report prepared by Wheeler for the month of May 2025, including the checks presented for payment. A copy of the report is attached hereto as **Exhibit B**. After discussion, Director Zummo 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 Heck seconded the motion, which unanimously carried.

Ms. Clark next informed the Board that the Harris Central Appraisal District has determined the District's preliminary 2025 taxable value to be approximately \$360,547,151.

OPERATOR'S REPORT

The Board considered the operator's report. Ms. Landin presented a written Operations Report dated June 23, 2025, prepared by H2O, a copy of which is attached hereto as **Exhibit C**. 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 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, but no response had been received. A lengthy discussion then ensued regarding same. Director Wolfe additionally reminded the Board that it previously authorized him to complete and submit on behalf of the District an application to small claims court related to Ezee Fiber's non-payment of said damages and noted that he is planning to observe a small claims court case in the near future and he will most likely file an application on behalf of the District in July 2025.

ENGINEER'S REPORT

The Board considered the engineer's report. Mr. Montes presented to and reviewed with the Board a monthly status report dated June 23, 2025, a copy of which is attached hereto as **Exhibit D**.

Mr. Montes next presented to and reviewed with the Board a preliminary cost estimate for water meter replacement and upsizing for the interconnect the District has with Green Trails Municipal Utility District, a copy of which cost estimate is included with **Exhibit D**. A lengthy discussion then ensued regarding same. After further discussion, the Board deferred taking any action and requested that Mr. Montes prepare a cost estimate for design and the replacement of the water meter at the south gate and the installation of a water meter at the north gate for its consideration at the next meeting.

PROPOSED SERIES 2025 UNLIMITED TAX BONDS

A discussion ensued regarding the District's proposed Series 2025 Unlimited Tax Bonds. Director Zummo then moved that RG Miller be authorized to prepare a summary of costs for the proposed Series 2025 Unlimited Tax Bonds for its consideration at the next meeting. Director Heck seconded the motion, which carried unanimously.

A discussion then ensued regarding a proposed townhall meeting to be held in 2025. After discussion, Director Zummo moved that Directors Wolfe and Viator be authorized to prepare a proposed townhall meeting presentation for the Board's review. Director Heck seconded the motion, which carried unanimously.

Ms. Clark exited the meeting during the above discussion.

RESOLUTION EXPRESSING OFFICIAL INTENT TO REIMBURSE OPERATING ACCOUNT WITH FUTURE BOND PROCEEDS

The Board deferred the approval and execution of a Resolution Expressing Official Intent to Reimburse Operating Account with future bond proceeds 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 Committee meeting that was held on June 16, 2025, a copy of which summary is attached hereto as **Exhibit E**.

DRAINAGE CHANNEL MAINTENANCE

Director Wolfe updated the Board relative to maintenance of the drainage channel. Director Wolfe noted that there is evidence of minimal damage due to animals and noted that the homeowners association plans to tighten up the fence in the area in an effort to deter animal activity.

LAKE MAINTENANCE

Director Wolfe updated the Board regarding lake maintenance in the District. A discussion then ensued regarding same. Director Zummo noted that, at the next meeting he will be requesting authorization for Lake Pro, Inc. to purchase 150 pounds of Golden Shiners to be added to the lakes.

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.

AUTHORIZATION OF COMPLETION, EXECUTION AND FILING OF VOTING SYSTEM ANNUAL FILING FORM

Mr. Lai discussed for the Board's information and approval a Voting System Annual Filing Form ("Form") from the Secretary of State's Office. He advised that pursuant to Section 123.061 of the Texas Election Code, each political subdivision in the State of Texas is required to complete and file said Form with the Secretary of State's Office. After discussion on the Form, Director Zummo moved that same be approved and that SPH be authorized to file same with the Secretary of State's Office, as required by law. Director Campo seconded said motion, which unanimously carried.

RECORDS DESTRUCTION REQUEST

Mr. Lai reported that the District's Records Retention Schedules adopted in connection with its Records Management Program require that records of the District be retained only for specific periods of time based on the type of record. As an example, he explained that notes taken during meetings and which are used to prepare the official minutes of Board meetings are to be retained for ninety days after approval of such minutes by the Board. He next presented a request from the Records Management Officer for approval to destroy certain records (which will not be scanned in and stored electronically) in accordance with the District's Records Retention Schedules, a copy of which request is attached hereto as **Exhibit F** (the "Request"). After discussion, Director Heck moved that SPH be authorized to destroy the records described in the Request. Director Zummo seconded said motion, which carried unanimously.

ATTORNEY'S REPORT

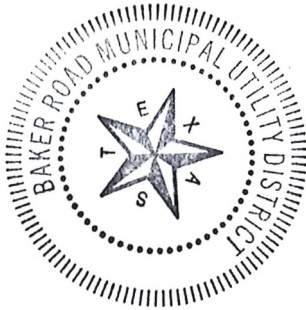
Mr. Lai reminded the Board that it typically does not meet during the month of July and that its next regularly scheduled meeting will be August 25, 2025.

OTHER MATTERS

Director Wolfe informed the Board that he attended the "811 Dig" seminar recently held at the Association of Water Board Directors Summer Conference and summarized same for the Board. He then discussed certain concerns that he has with AT&T's plan to install fiber-optic lines within the District. A discussion ensued regarding same.

ADJOURNMENT

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



Secretary

A handwritten signature in blue ink, appearing to read "John Zummo", is written over a horizontal line.

LIST OF ATTACHMENTS TO MINUTES

Exhibit A	Bookkeeper's Report
Exhibit B	Tax Assessor-Collector's Report
Exhibit C	Operator's Report
Exhibit D	Engineer's Report
Exhibit E	Summary of Operations Advisor Committee meeting held on June 16, 2025
Exhibit F	Records Destruction Request