

BAKER ROAD MUNICIPAL UTILITY DISTRICT
Minutes of Meeting of Board of Directors
August 25, 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 August 25, 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 and Anthony Freeman 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"); Macky McIntyre and Patrick Kohleffel of Lake Pro, Inc. ("Lake Pro"); Debbie Shelton of Masterson Advisors, LLC ("Masterson"); and Kendall Dicke, Daniel Ringold and Maranda Lawson of Schwartz, Page & Harding, L.L.P. ("SPH"), some of whom entered the meeting after the call to order, as noted below.

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

PUBLIC COMMENTS

Mr. Dicke 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 June 23, 2025. After discussion of the minutes presented, Director Heck moved that the minutes be approved, as written. Director Zummo seconded said motion, which unanimously carried.

LAKE MAINTENANCE

Messrs. Kohleffel and McIntyre updated the Board regarding lake maintenance in the District. Mr. Kohleffel discussed with the Board the numerous fountain repairs and/or replacements that have occurred this year. Mr. Kohleffel then presented to and reviewed with the Board a proposal in the amount of \$2,950.00 for replacement of the Section 4 Pentaltor Fountain Light Set, a copy of which proposal is attached hereto as **Exhibit A**. A discussion then ensued

regarding same. After further discussion, Director Zummo moved that said proposal be approved, as discussed. Director Wolfe seconded the motion, which carried unanimously.

Mr. Kohleffel next discussed with the Board the invoice from Lake Pro in the amount of \$3,698.10 for the recent fountain repairs that had to be performed due to damages caused by AT&T, a copy of which invoice is included with **Exhibit A**. In connection therewith, Mr. Kohleffel informed the Board that \$450.00 of the invoice is for Lake Pro's labor costs, but noted that, should the District not be able to collect reimbursement from AT&T for said damages, Lake Pro will credit the amount for the labor costs back to the District. Director Wolfe then advised that he has forwarded the invoice to AT&T and noted that AT&T has acknowledged receipt of the invoice and has indicated that it intends to pay for said damages.

A lengthy discussion next ensued regarding bulkheads within the District. No action was taken by the Board at this time.

Ms. Shelton entered the meeting during the above discussion

Messrs. McIntyre and Kohleffel exited the meeting after the above discussion.

BOOKKEEPER'S REPORT

The Board considered the Bookkeeper's Report dated August 25, 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 B**. After discussion regarding the Bookkeeper's Report, financials, and payment of invoices, it was moved by Director Heck that said report be approved, and that the checks and invoices identified therein be approved for payment from the general operating fund. Director Zummo seconded said motion, which carried unanimously.

Director Wolfe then 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 said application was filed. He then advised that Ezee Fiber has paid for the damages in full, which is reflected in the Bookkeeper's Report. Director Wolfe also informed the Board that he recently executed on behalf of the District a Release Agreement relative to the small claims court case. Mr. Dicke then requested that the Board consider ratifying Director Wolfe's prior action relative to the execution of said Release Agreement in all respects. After discussion, Director Heck moved that Director Wolfe's prior action be ratified in all respects. Director Zummo seconded the 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 July 2025, including the checks presented for payment. A copy of the report is attached hereto as **Exhibit C**. Ms. Clark presented for approval additional check no. 205 in the amount of \$1,899 issued to Harris Central Appraisal District for the District's quarterly assessment, which is not reflected in the Tax Assessor-Collector's Report. 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, including check no. 205, as discussed. Director Wolfe seconded the motion, which unanimously carried.

DELINQUENT TAX COLLECTION ATTORNEY'S REPORT

Mr. Dicke presented to and reviewed with the Board a Delinquent Tax Report dated August 18, 2025, prepared by Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("Perdue"), the District's delinquent tax collection attorneys, a copy of which is attached hereto as **Exhibit D**. Mr. Dicke noted that said Report indicates that Perdue will be sending water termination letters out to both delinquent account holders listed on said Report advising of the Board's next meeting in the event they would like to attend to discuss their case.

Mr. Ringold entered the meeting during the above discussion.

Relative to the account of Jacalyn Strong listed on the Delinquent Tax Report, Ms. Clark informed the Board that Ms. Strong recently contacted Wheeler advising that she recently sold the home and that she did not receive the tax bill for the current 2024 delinquent tax account. She additionally informed the Board that Ms. Strong has indicated that she has mailed a check to cover the base amount of \$4,386.92 for the delinquent taxes, plus an additional \$200.00 for good faith, and has requested that the Board consider waiving the penalties and interest that have been accrued. It was noted that the Board does not have the legal authority to waive the penalties and interest assessed to the account unless the error is caused by a clerical error of HCAD or the District's tax assessor-collector, which is not the case for Ms. Strong. After discussion on the matter, Director Zummo moved that the Board (i) deny Ms. Strong's request to waive the penalties and interest imposed on the delinquent 2024 tax account due to no apparent clerical error on HCAD's or the tax assessor-collector's part and (ii) Wheeler be authorized to inform Ms. Strong of the Board's decision and (iii) instruct Wheeler not to cash the check from Ms. Strong upon receipt. Director Campo seconded said motion, which carried unanimously.

OPERATOR'S REPORT

The Board considered the operator's report. Ms. Landin presented a written Operations Report dated August 25, 2025, prepared by H2O, a copy of which is attached hereto as **Exhibit E**. Ms. Landin requested authorization to write off an uncollectible account in the amount of \$5.00. After discussion, Director Zummo moved that H2O be authorized to write off said account. Director Heck seconded the motion, which carried unanimously.

Ms. Landin next informed the Board that the account associated with 18422 Windsor Lakes Dr. is three (3) months delinquent and noted that water bills are being returned. Ms. Landin then requested that the Board consider authorizing H2O to terminate water service at said address in accordance with the District's Rate order for non-payment of said water bills. After discussion, Director Zummo moved that H2O be authorized to terminate water service at said address in accordance with the District's Rate order for non-payment of said water bills. Director Heck seconded the motion, which carried unanimously.

Ms. Landin next discussed with the Board email correspondence received from a District customer regarding Account No. 147636 requesting an adjustment to their water bill. Ms. Landin advised that the customer recently had an unusually high water bill for a two-month period due to a water line leak. Mr. Landin then informed the Board that the customer recently had the water line leak repaired by a plumber and noted that the account is currently paid in full. She then advised that the customer is requesting a credit for the excess water usage caused by the leak. After discussion on the matter, Director Zummo moved that H2O be authorized to apply a credit to the customer's account for \$70.00. Director Heck seconded the motion, which carried unanimously.

Ms. Landin next informed the Board that a request was received from a customer regarding Account No. 147910 for a credit to their account in connection with higher than usual charges resulting from a pool leak, which was promptly repaired upon discovery of same. She advised that the customer is requesting a credit for the excess water usage caused by the leak. After discussion on the matter, Director Zummo moved that H2O be authorized to apply a credit to the customer's account for \$39.26. Director Heck seconded the motion, which carried unanimously.

Ms. Landin next reminded the Board that correspondence was previously received from a District resident whose water line was damaged by a subcontractor for Ezee Fiber in October 2024, and subsequently repaired, but who incurred a significantly higher water bill due to the water line break and requested that the Board consider giving an adjustment to provide some financial relief from the significantly high water bill. Ms. Landin additionally reminded the Board that it deferred taking any action and requested that Ezee Fiber be notified that it is their responsibility to cover the costs for the resident's high water bill due to the damages it caused to the resident's water line and noted that said request was included in the demand letter previously sent by SPH to Ezee Fiber. Ms. Landin then queried the Board if it was amenable to reconsidering the resident's adjustment request now that Ezee Fiber has paid all the District's damages in full. It was noted that the reimbursement fees received from Ezee Fiber did not include any reimbursement for the residents' damages. After additional discussion, the Board instructed Ms. Landin to inform the resident that no response had been received from Ezee Fiber relative to their damages and that they have the option to file an application with small claims court to recover their costs.

Ms. Clark exited the meeting at this time.

OTHER MATTERS

Director Wolfe next reminded the Board that it recently amended the District's Rate Order to account for the City of Houston's Ground Water Reduction Plan fee increase. A discussion then ensued regarding said fee.

ENGINEER'S REPORT

The Board considered the engineer's report. Mr. Montes presented to and reviewed with the Board a monthly status report dated August 25, 2025, a copy of which is attached hereto as **Exhibit F**.

Mr. Montes next presented to and reviewed with the Board a preliminary cost estimate from Kingz Industrial, LLC with two (2) different options for removal and/or repair of the bulkhead located at 19002 Crescent Bay, a copy of which cost estimate is included with **Exhibit F**. A lengthy discussion then ensued regarding same. After further discussion, the Board deferred taking any action at this time. Director Wolfe noted that he would coordinate with Mr. McIntyre of Lake Pro regarding potential repair of the bulkhead.

Ms. Loggins exited the meeting at this time.

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

Mr. Montes next presented to and reviewed with the Board cost estimates received for the replacement of the generator at the District's lift station, copies of which cost estimates are included with **Exhibit F**. After discussion, the Board deferred taking any action and requested that Mr. Montes obtain cost estimates for a 30 kilowatt and 60 kilowatt gas and diesel generator 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. In connection therewith, Mr. Montes presented to and reviewed with the Board a draft summary of costs for the proposed Series 2025 Unlimited Tax Bonds for its consideration, a copy of which summary of costs is included with **Exhibit F**. After a lengthy discussion on the matter, the Board deferred taking any action at this time and requested that certain adjustments be made to the summary of costs.

A discussion then ensued regarding a proposed townhall meeting to be held in 2025. It was noted that Directors Wolfe and Viator have prepared a proposed townhall meeting presentation and that same has been provided to the Board for review. A discussion then ensued regarding a proposed time frame for the townhall meeting to be held. After discussion, the Board concurred that the townhall meeting should be scheduled for the second week in October. The Board then requested that an item regarding discussion of the townhall meeting presentation be added to the next agenda.

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.

Ms. Landin and Mr. Freeman exited the meeting at this time.

OPERATIONS ADVISORY COMMITTEE

Director Campo next updated the Board regarding the Operations Advisory Committee (the "Committee") meetings and noted that the next Committee meeting is scheduled for September 25, 2025, at 9:00 a.m.

DRAINAGE CHANNEL MAINTENANCE

Director Wolfe advised the Board that he had nothing new to report regarding maintenance of the drainage channel at this time.

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

Mr. Dicke updated the Board on the appellate court's status and reminded the Board that 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

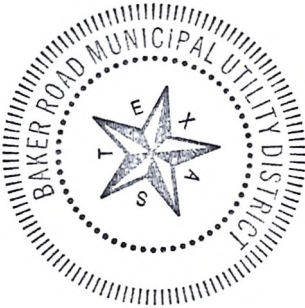
The Board next deferred action regarding the issuance of utility commitments, as no requests for same had been received by the District.

ATTORNEY'S REPORT

Mr. Dicke presented to and reviewed with the Board a Customer Service Report received from Green For Life Environmental, the District's waste collection and disposal provider for July 2025, a copy of which report is attached hereto as **Exhibit G**.

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.



Juan Campo
Asst. Secretary

LIST OF ATTACHMENTS TO MINUTES

- Exhibit A – Proposal for replacement the Section 4 Pentalator Fountain Light Set
- Exhibit B – Bookkeeper's Report
- Exhibit C – Tax Assessor-Collector's Report
- Exhibit D – Delinquent Tax Report
- Exhibit E – Operator's Report
- Exhibit F – Engineer's Report
- Exhibit G – GFL Customer Service Report