

BAKER ROAD MUNICIPAL UTILITY DISTRICT  
Minutes of Meeting of Board of Directors  
September 22, 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 September 22, 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 Director 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"); Marco Montes and Bob Devillier of R. G. Miller Engineers, Inc. ("R.G. Miller"); Debbie Shelton of Masterson Advisors, LLC ("Masterson"); and 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. 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 August 25, 2025. Director Wolfe noted a revision to said minutes. After discussion of the minutes presented, Director Heck moved that the minutes be approved, as revised. Director Viator seconded said motion, which unanimously carried.

**FINANCIAL ADVISOR'S RECOMMENDATION FOR DISTRICT'S 2025 TAX RATE**

A discussion ensued concerning the requirements for notice of the District's intention to adopt a 2025 tax rate. Mr. Dicke advised that, pursuant to §49.236 of the Texas Water Code, as amended, the District is required to provide a notice containing certain tax-related information in connection with each meeting at which the adoption of a tax rate will be considered. Mr. Dicke further advised that the information to be included in the notice is set forth in the Water Code and includes the proposed tax rate to be adopted. He advised that the District must provide the notice

by either (1) publishing it at least once in a newspaper having general circulation in the District at least seven days before the date of the meeting at which the tax rate will be adopted, or (2) mailing it to each owner of taxable property in the District, at the address shown on the most recently certified tax roll of the District, at least 10 days before the date of the meeting.

Ms. Shelton then presented the Board with a cash flow prepared by Masterson showing various options regarding the proposed 2025 maintenance tax rate, a copy of which is attached hereto as **Exhibit A**. After a lengthy discussion on the matter, Director Heck moved that (i) the Board publish notice of its intent to levy a maintenance tax rate of \$0.279, (ii) the District's tax assessor-collector be authorized to publish such notice of the District's intention to adopt a 2025 maintenance tax rate at its next meeting in the form and at the time required by law, and (iii) the notice be published by the tax assessor-collector in the Houston Business Journal, in accordance with statutory requirements. Director Campo seconded said motion, which carried unanimously.

Ms. Shelton exited the meeting at this time.

### **BOOKKEEPER'S REPORT**

The Board considered the Bookkeeper's Report dated September 22, 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 Campo seconded said motion, which carried unanimously.

### **RESOLUTION ADOPTING LIST OF QUALIFIED BROKERS**

The Board considered adopting a list of qualified brokers authorized to engage in investment transactions with the District. Mr. Dicke advised that, pursuant to the Public Funds Investment Act ("PFIA"), the Board is required to review such list at least annually. He presented and reviewed with the Board the attached Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District, and a list of financial institutions, brokers and dealers attached thereto, together with a comparison of the list submitted and the list previously adopted by the Board, copies of which are attached hereto as **Exhibit C**. Mr. Dicke further noted that the broker list presented is a list of potential institutions with which the District may engage in investment transactions compiled with the input of the District's Investment Officer, but it is ultimately the Board's decision as to where the District's funds are actually placed. After discussion, Director Wolfe moved that: (i) the attached Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District be approved by the Board and the District, and (ii) the President and Assistant Secretary be authorized to execute same. Director Campo seconded said motion, which unanimously carried.

## **INVESTMENT POLICY**

The Board considered the annual review of its Order Establishing Policy for Investment of District Funds and Appointing Investment Officer ("Investment Policy"), and the adoption of a Resolution in connection therewith. Mr. Dicke presented to and reviewed with the Board a memorandum prepared by SPH summarizing the proposed changes to the Investment Policy, a copy of which is included with **Exhibit D**. He presented for the Board's adoption a Resolution Regarding Review of Order Establishing Policy for Investment of District Funds and Appointing Investment Officer ("Resolution"). After discussion on the matter, Director Wolfe moved that the revised Investment Policy and Resolution attached hereto as **Exhibit D** be adopted to reflect the proposed changes as noted therein, that the President and Assistant Secretary be authorized to execute same, and that the District's Investment Officer be authorized to purchase certificates of deposit for the District through IntraFi's Certificate of Deposit Account Registry Service. Director Heck seconded said motion, which unanimously carried.

## **TAX ASSESSOR-COLLECTOR'S REPORT**

Ms. Clark presented the Tax Assessor-Collector's Report prepared by Wheeler for the month of August 2025, including the checks presented for payment. A copy of the report is attached hereto as **Exhibit E**. After discussion, Director Viator 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.

## **DELINQUENT TAX COLLECTION ATTORNEY'S REPORT**

Mr. Dicke presented to and reviewed with the Board a Delinquent Tax Report dated September 15, 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 F**. Mr. Dicke noted that said Report reflects that no action is being requested of the Board at this time.

Ms. Clark exited the meeting at this time.

## **OPERATOR'S REPORT**

The Board considered the operator's report. Ms. Landin presented a written Operations Report dated September 22, 2025, prepared by H2O, a copy of which is attached hereto as **Exhibit G**.

Ms. Landin next informed the Board that, since the last meeting, Director Wolfe informed H2O of a water leak located at 18915 Windsor Lakes and noted that said leak had been repaired. In connection therewith, Ms. Landin informed the Board that there was also a leak located at 18922 Windsor Lakes and advised that H2O was not able to avoid digging up the resident's driveway and pavers to repair the leak. Ms. Landin noted that H2O received a customer complaint regarding the driveway and pavers and has been working with the resident to resolve same.

## **RATE ORDER**

The Board next considered amending the District's Rate Order in connection with an increase in the City of Houston's groundwater reduction plan fee. After discussion, the Board deferred taking any action at this time.

## **ENGINEER'S REPORT**

The Board considered the engineer's report. Mr. Montes first introduced Mr. Devillier to the Board and noted that Mr. Devillier would be attending the District's meetings on a going forward basis. Mr. Montes then presented to and reviewed with the Board a monthly status report dated September 22, 2025, a copy of which is attached hereto as **Exhibit H**.

Mr. Montes next reminded the Board that, at the last meeting, he presented to and reviewed with the Board cost estimates received for the replacement of the generator at the District's lift station, and that the Board deferred taking any action and requested that R.G. Miller obtain cost estimates for a 30-kilowatt and 60-kilowatt gas and diesel generator for its consideration. In connection therewith, Mr. Montes informed the Board that he was advised that a 50-kilowatt generator is no longer available for purchase, but that a 43 kilowatt generator is an option. Mr. Montes then informed the Board that the cost for two (2) backup generators is approximately \$125,000 and noted that said cost has been included the Summary of Costs for the District's proposed bond issue.

## **PROPOSED SERIES 2026 UNLIMITED TAX BONDS**

A discussion ensued regarding the District's proposed Series 2026 Unlimited Tax Bonds, the "Series 2026 Bonds"). In connection therewith, Mr. Montes presented to and reviewed with the Board a revised draft Summary of Costs for the proposed Series 2026 Bonds for its consideration, a copy of which Summary of Costs is included with **Exhibit H**. Mr. Montes noted that R.G. Miller's fee for preparation of a Bond Application Report would be \$50,000 and presented a Work Authorization for the Board's approval in connection with preparation of said bond application Report, a copy of which Work Authorization is included with **Exhibit H**. After discussion on the matter, Director Wolfe moved that the Board (i) approve the draft Summary of Costs for the Series 2026 Bonds in the amount of \$4,235,000, subject to SPH's final review of same, and (ii) approve the Work Authorization in connection with the preparation of the Bond Application Report and that the President be authorized to execute same on behalf of the Board and the District. Director Campo seconded the motion, which carried unanimously.

## **ADOPTION OF ORDER AUTHORIZING APPLICATION TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (THE "TCEQ")**

The Board next considered the adoption of an Order Authorizing Application to the TCEQ for Approval of Project and Bonds (the "Order") in connection with the Series 2026 Bonds. Following discussion, Director Wolfe moved that the Board adopt the Order, and that R.G. Miller be authorized to submit same as part of the District's application to the TCEQ for approval. Director Campo seconded said motion, which unanimously carried.

## **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 noted that the next Committee meeting is scheduled for Thursday, 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.

## **LAKE MAINTENANCE**

Director Wolfe updated the Board regarding lake maintenance in the District and noted that lake fountains and lights are continuing to go out. A discussion then ensued regarding same.

## **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 informed the Board that he had nothing more of a legal nature to report at this time.

All those present, with the exception of the Board, Mr. Dicke and Ms. Lawson, exited the meeting at this time.

## **PRESENTATION FOR TOWNHALL MEETING**

A discussion then ensued regarding a proposed townhall meeting to be held in 2025 or 2026. It was noted that Directors Wolfe and Viator have prepared a proposed townhall meeting presentation and that same has been provided to the Board and the District's consultants for review. A discussion then ensued regarding the townhall presentation, including the scheduling of and any recommended changes to same. No date was determined by the Board at this time.

Ms. Lawson exited the meeting during the presentation.

## **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 – 2025 Tax Rate Recommendation
- Exhibit B – Bookkeeper's Report
- Exhibit C – Resolution Adopting List of Qualified Brokers Authorized to Engage in  
Investment Transactions, with list of qualified brokers
- Exhibit D – Memorandum; Investment Policy
- Exhibit E – Tax Assessor-Collector's Report
- Exhibit F – Delinquent Tax Report
- Exhibit G – Operator's Report
- Exhibit H – Engineer's Report