

BAKER ROAD MUNICIPAL UTILITY DISTRICT
Minutes of Meeting of Board of Directors
October 27, 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 October 27, 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"); Johnnie Thompson of Wheeler & Associates, Inc. ("Wheeler"); Debra Loggins of L&S District Services, LLC ("L&S"); Bob Devillier of R. G. Miller Engineers, Inc. ("R.G. Miller"); Debbie Shelton of Masterson Advisors, LLC ("Masterson"); Emily Treichel of Stuckey's, LLC ("Stuckey's"); and Kendall Dicke 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 September 22, 2025. After discussion of the minutes presented, Director Wolfe moved that the minutes be approved, as presented. Director Zummo seconded said motion, which unanimously carried.

PUBLIC HEARING REGARDING PROPOSED TAX RATE

Mr. Dicke advised the Board that the Water Code requires that the District publish or mail notice of each meeting of the Board at which the adoption of a tax rate will be considered. Ms. Thompson confirmed that the applicable notice had been published in accordance with all legal requirements. The Board next conducted a public hearing regarding the adoption of the District's proposed 2025 tax rate. After noting that no members of the general public were present at the meeting, the public hearing was closed.

LEVY OF THE DISTRICT'S 2025 TAX RATE

The Board next discussed the levy of the District's 2025 tax rate. Ms. Thompson confirmed again that the notice regarding the Board's intention to adopt the District's 2025 tax rate had been published in accordance with all legal requirements and as directed by the Board at its previous meeting. After discussion, Director Heck moved that: (i) the Board adopt the tax rate as proposed at the District's September 22, 2025, meeting and as reflected in the notice; (ii) the Board levy a 2025 maintenance tax rate of \$0.279 per \$100 of valuation, resulting in a 2025 total tax rate of \$0.279 per \$100 of valuation; and (iii) the Order Levying Taxes attached hereto as **Exhibit A** be adopted in connection therewith, and the President be authorized to execute and the Secretary to attest same on behalf of the Board and the District. Director Zummo seconded the motion, which carried unanimously.

AMENDMENT TO THE SECOND AMENDED AND RESTATED DISTRICT INFORMATION FORM

Mr. Dicke next presented to and reviewed with the Board an Amendment to the Second Amended and Restated District Information Form relative to the District's 2025 tax rate. After discussion regarding said form, Director Zummo moved that the Amendment to the Second Amended and Restated District Information Form be approved and that the Board members present be authorized to execute same on behalf of the Board and the District. Director Heck seconded said motion, which carried unanimously.

BOOKKEEPER'S REPORT

The Board considered the Bookkeeper's Report dated October 27, 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**. A discussion ensued regarding check no. 144 issued to R.G. Miller. Mr. Devillier requested that the Board defer approval of said check and noted that R.G. Miller will correct the invoice and re-issue same for payment at the next meeting. After further 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, except for check no. 144, which was voided. Director Heck seconded said motion, which carried unanimously.

COMPLIANCE BY DISTRICT WITH TEXAS GOVERNMENT CODE, CHAPTER 2265 RELATIVE TO ENERGY REPORTING REQUIREMENTS

The Board deferred consideration of the status of compliance by the District with Texas Government Code, Chapter 2265, relative to energy reporting requirements at this time.

TAX ASSESSOR-COLLECTOR'S REPORT

Ms. Thompson presented the Tax Assessor-Collector's Report prepared by Wheeler for the month of September 2025, including the checks presented for payment. A copy of the report is attached hereto as **Exhibit C**. After discussion, Director Campo 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. Shelton entered the meeting during the Tax Assessor-Collector's Report.

DRAINAGE CHANNEL MAINTENANCE

Ms. Treichel presented to and reviewed with the Board a 2nd Bi-Annual Drainage Channel Maintenance Report dated October 27, 2025 prepared by Stuckey's, a copy of which is attached hereto as **Exhibit D**. It was noted that no action was being requested of the Board at this time.

DELINQUENT TAX COLLECTION ATTORNEY'S REPORT

The Board deferred consideration of a report and any legal action taken by the District's delinquent tax collections attorneys after noting that no report had been received this month.

Ms. Treichel exited the meeting at this time.

OPERATOR'S REPORT

The Board considered the operator's report. Ms. Landin presented a written Operations Report dated October 27, 2025, prepared by H2O, a copy of which is attached hereto as **Exhibit E**.

Ms. Landin next informed the Board that a request was received from a customer regarding 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 Heck moved that H2O be authorized to apply a credit to the customer's account for \$451.50. Director Campo seconded the motion, which carried unanimously.

Mr. Dicke next informed the Board that Harris County Municipal Utility District No. 345 is in the process of conducting a rate study and recently requested to be provided with a copy of the District's current Rate Order. Mr. Dicke then informed the Board the SPH provided a copy of said Rate Order accordingly.

A discussion next ensued regarding the status of payment for damages caused by AT&T. In connection therewith, Director Wolfe reminded the Board that he previously forwarded the invoice to AT&T and that AT&T acknowledged receipt of the invoice and indicated that it intends to pay for said damages but noted that no payment has been received to date. A discussion then ensued regarding the preparation and submittal of a demand letter. After further discussion,

Director Viator moved that Director Wolfe be authorized to prepare and forward a demand letter to AT&T on the District's behalf for payment of such damages. Director Heck seconded the motion, which carried unanimously.

ENGINEER'S REPORT

The Board considered the engineer's report. Mr. Devillier presented to and reviewed with the Board a monthly status report dated October 27, 2025, a copy of which is attached hereto as Exhibit F.

STATUS OF PREPARATION OF BOND APPLICATION REPORT FOR SERIES 2026 BOND ISSUE

Mr. Devillier informed the Board that R.G. Miller is in the process of preparing the Bond Application Report ("BAR") and noted that R.G. Miller expects to provide SPH with a copy of said BAR for review in the near future.

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. Thompson and Ms. Shelton each 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 Committee meeting that was held on September 25, 2025, a copy of which summary is attached hereto as Exhibit G.

LAKE MAINTENANCE

Director Zummo informed the Board that, as previously authorized, Lake Pro, Inc. recently purchased and added Golden Shiners to the lakes.

Director Wolfe next informed the Board that the District continues to have issues with water fountains and light fixtures. 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 advised the Board that, pursuant to Chapter 403, Texas Government Code, as amended by H. B. 103 in the 89th Regular Legislative Session, every taxing unit that currently levies a tax, including the District, must annually submit a tax rate and bond authorization and issuance report to the Comptroller of Public Accounts (the "Comptroller") for inclusion in the Comptroller's Local Government Bond, Tax, and Project Database. He stated that the initial report will include historical tax rate and bond election and issuance information for the District for the previous ten-year period and must be submitted by January 1, 2026. Following discussion, Director Heck moved that the District's consultants be authorized to prepare the report, and that SPH be authorized to submit same to the Comptroller on the District's behalf. Director Viator seconded the motion which carried unanimously.

Mr. Dicke informed the Board that the Association of Water Board Directors ("AWBD") has requested that each municipal utility district designate a representative to vote in the AWBDs by laws amendments and elections. After discussion, Director Wolfe moved that Director Viator be designated to vote in the AWBDs by laws amendments and elections on the District's behalf. Director Zummo seconded the motion, which carried unanimously.

The Board deferred discussion regarding recent demand for restoration of driveway and paver surface until later in the meeting.

OTHER MATTERS

Director Viator informed the Board that he and Director Wolfe recently attended a West Harris County Regional Water Authority Townhall Meeting and noted that one of the matters discussed at the meeting was subsidence. Director Viator then informed the Board of his concerns regarding same and requested that an item be added to agenda on a going forward basis to discuss subsidence, as necessary.

EXECUTIVE SESSION

At 1:47 p.m. Director Wolfe moved that the Board convene in Executive Session, as authorized pursuant to Texas Government Code Section 551.071. Director Campo seconded the motion, which carried unanimously

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

RECONVENE IN REGULAR SESSION

At 2:27 p.m., the Board reconvened in public session. At this time, Ms. Landin re-entered the meeting.

The Board concurred that SPH be authorized to (i) prepare and forward correspondence in response to the demand letter received from House, Perron & House PLLC for restoration of driveway and paver surface, and (ii) prepare and forward correspondence referring said demand to H2O.

PRESENTATION FOR TOWNHALL MEETING

A discussion then ensued regarding a proposed townhall meeting to be held in 2025 or 2026. No date was determined by the Board at this time.

ADJOURNMENT

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




John Zummo
Secretary

LIST OF ATTACHMENTS TO MINUTES

Exhibit A – Order Levying Taxes
Exhibit B – Bookkeeper's Report
Exhibit C – Tax Assessor-Collector's Report
Exhibit D – 2nd Bi-Annual Drainage Channel Maintenance Report
Exhibit E – Operator's Report
Exhibit F – Engineer's Report
Exhibit G – Summary of Operations Advisor Committee meeting held on September 25, 2025