

BAKER ROAD MUNICIPAL UTILITY DISTRICT

Minutes of Meeting of Board of Directors

April 27, 2026

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 27, 2026, 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 Robin Secrest 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"); Bob Devillier of R. G. Miller Engineers, Inc. ("R.G. Miller"); Savannah Secrest of Stuckey's, LLC ("Stuckey's"); Debbie Shelton of Masterson Advisors, LP ("Masterson"); Patrick Koehleffel of Lake Pro, Inc. ("Lake Pro"); Ron Leftwich, a resident of the District; and Matthew Reed 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. Reed noted that the first item of business was to open the meeting for public comments. Mr. Leftwich then addressed the Board and expressed his gratitude for all of the hard work that the Board does on behalf of the District.

APPROVAL OF MINUTES

The Board reviewed the minutes of its meetings held on February 23, 2026. After discussion of the minutes presented, Director Zummo moved that the minutes be approved, as presented. Director Campo seconded said motion, which unanimously carried.

DRAINAGE CHANNEL MAINTENANCE

Ms. Secrest of Stuckey's next presented to and reviewed with the Board a Drainage Channel Maintenance Report dated April 27, 2026, a copy of which is attached hereto as **Exhibit A**. The Board then asked various questions, to which Ms. Secrest responded.

LAKE MAINTENANCE

Director Wolfe informed the Board that Lake Pro recently replaced a breaker in the control panel for the lakes at a cost of \$879.00. He then informed the Board that he thought the cost was excessive and did some research in connection therewith and queried Lake Pro regarding same. Mr. Koehleffel then addressed Board regarding the matter and advised that the breaker that was installed was a special commercial 30 milliamp breaker, which is why the cost is higher than a typical breaker and noted that the breaker prevents the fountains from tripping. Mr. Koehleffel then informed the Board that after reviewing the invoice, it appears that the breaker that was listed on the invoice was incorrect and noted that he went by the District this morning and confirmed that a different breaker was actually installed. He then informed the Board that the list price for the breaker that was installed is \$799.00 and noted that Lake Pro is going to knock off \$200.00 from the price and credit the District \$200.00 on its next invoice. After discussion, the Board expressed its appreciation to Lake Pro for the price reduction and credit for the breaker.

Director Wolfe next informed the Board that a request has been received from a District resident for the District to put dye in the lakes. Mr. Koehleffel informed the Board that it would cost approximately \$1,200 to put dye into the lakes. A discussion then ensued regarding the benefits of same. After further discussion, the Board concurred not to put dye in the lakes at this time.

Director Zummo next advised the Board that he recommends authorizing Lake Pro to purchase 150 pounds of Golden Shiners at an estimated cost of \$1,712.50 to be added to the lakes in the near future. After discussion, Director Heck moved that the Board authorize Lake Pro to purchase Golden Shiners to be added to the lakes, as recommended by Director Zummo. Director Campo seconded the motion, which carried unanimously.

Mr. Koehleffel exited the meeting at this time.

BOOKKEEPER'S REPORT

The Board considered the Bookkeeper's Report dated April 27, 2026. 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 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.

UNCLAIMED PROPERTY REPORT

The Board considered authorizing the preparation of an Unclaimed Property Report as of March 1, 2026, which is to be filed with the State Comptroller prior to July 1, 2026. After discussion on the matter, Director Zummo moved that the District's consultants be authorized to research the District's accounts to determine the necessity of preparing an Unclaimed Property Report, and, if such report is necessary, that the District's Bookkeeper and Tax Assessor-Collector be authorized to prepare and file same with the State Comptroller and escheat any applicable funds to the State prior to July 1, 2026, as necessary. Director Campo seconded said motion, which unanimously carried. Ms. Loggins then informed the Board that that L&S has already reviewed the District's general operating fund, and noted that there is \$114.45 of unclaimed property in the general operating fund for the reporting period due to be submitted to the Comptroller. After discussion, Director Zummo moved that L&S be authorized to file an Unclaimed Property Report with the Comptroller prior to July 1, 2026, and remit said unclaimed property to the Comptroller. Director Campo 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 months of February 2026 and March 2026, including the checks presented for payment. Copies of the reports are attached hereto as **Exhibit C**. After discussion, Director Zummo moved that the Tax Assessor-Collector's Reports be approved, and that payment of the checks listed in the reports 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.

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.

RESOLUTION AUTHORIZING AN 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. Reed 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 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 Heck and unanimously carried, that the Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes, attached hereto as **Exhibit D**, be adopted by the Board.

OPERATOR'S REPORT

The Board considered the operator's report. Ms. Landin presented a written Operations Report dated April 27, 2026, prepared by H2O, a copy of which is attached hereto as **Exhibit E**.

A discussion ensued regarding the two (2) accounts listed on the Pre-Approved Cut List included with **Exhibit E**. After discussion, Director Heck moved that H2O be authorized to cut off the account for 18422 Windsor Lakes Dr. and defer cutting off the account for 18935 Crescent Bay Drive. Director Campo seconded the motion, which carried unanimously.

Ms. Landin next informed the Board that, relative to the previous water leak located at 18922 Windsor Lakes that was repaired last year and the pavers that had to be replaced in connection with the repair, H2O recently received two outstanding invoices from the original contractor in the total amount of \$13,176.50 and discussed same with the Board. After further discussion, the Board deferred the approval of said invoices at this time.

Ms. Landin next discussed with the Board email correspondence received from a District customer regarding Account No. 147752 requesting an adjustment to their water bill. Ms. Landin advised that the customer had an unusually high water bill for a two-month period due to a water line leak. Ms. 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 Viator moved that H2O be authorized to apply a credit to the customer's account for \$112.50. Director Heck seconded the motion, which carried unanimously.

WATER LOSS AUDIT

The Board considered the approval of the 2025 Water Loss Audit. In connection therewith, Ms. Landin informed the Board that H2O has completed said Audit and presented and reviewed a summary of same with the Board, a copy of which summary is included with **Exhibit E**. Ms. Landin noted that the Water Loss Audit would be filed with the Texas Water Development Board ("TWDB") by the May 1, 2026 deadline. After discussion, Director Campo moved that the Board approve said Water Loss Audit and authorize H2O to file same with the TWDB by the applicable deadline. Director Zummo seconded the motion, which carried unanimously.

IDENTITY THEFT PREVENTION PROGRAM

The Board considered review of the District's Identity Theft Prevention Program (the "Program"). In connection therewith, Ms. Landin presented H2O's annual report and advised the Board regarding the District's experience with identity theft during the prior year, current identity theft prevention methods, the types of accounts maintained by the District and the District's business arrangements with other entities, a copy of which is included with **Exhibit E**. Ms. Landin stated that H2O recommends that no changes be made to the Program. After discussion on the matter, the Board concurred that no changes were necessary to the Program at this time.

AMENDMENT TO RATE ORDER

Mr. Reed informed the Board that, effective April 1, 2026, the City of Houston's ("City") contract treated water rate has increased per 1,000 gallons. Mr. Reed 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 60% of said rate ("GRP Fee") for each 1,000 gallons of

water pumped from the joint water plant. Mr. Reed advised the Board that the District currently charges \$3.25 per 1,000 gallons of water to District residents in order to account for the cost of said pumpage fees. After discussion, the Board concurred not to amend the District's Rate Order at this time.

ENGINEER'S REPORT

The Board considered the engineer's report. Mr. Devillier presented to and reviewed with the Board a monthly status report dated April 27, 2026, a copy of which is attached hereto as **Exhibit F**.

Mr. Devillier next informed the Board that the he will be preparing an update to the District's Emergency Preparedness Plan for its review at the next meeting.

Mr. Devillier next requested that an item be added to the next agenda to consider a price adjustment to the District's contract with RG Miller. The Board concurred with the request.

Directors Campo and Zummo and Ms. Clark each exited the meeting during the Engineer's Report.

ANNUAL SUBMISSION TO ELECTRIC UTILITY PROVIDERS

The Board next considered authorizing submission to each electric utility that provides transmission and distribution service to the District and each retail provider for determination of District facilities that qualify for critical load status. After discussion, Director Wolfe moved that RG Miller be authorized to submit said information on the District's behalf. Director Heck seconded the motion, which carried unanimously.

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

Mr. Devillier informed the Board that RG Miller has provided the updated Bond Application Report ("BAR") to SPH for review and that that the BAR is expected to be submitted to the Texas Commission on Environmental Quality in the near future.

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

Mr. Reed reminded the Board that at the last meeting it approved a Resolution Expressing Official Intent to Reimburse Operating Account in an amount not to exceed \$1,200,000 in connection with the costs associated with the proposed wastewater treatment plant rehabilitation improvements, generator purchase and water meter installation. A discussion then ensued regarding same.

OPERATIONS ADVISORY COMMITTEE

Director Campo and Mr. Devillier next updated the Board regarding the Operations Advisory Committee (the "Committee") meetings and noted that the next meeting is scheduled to be held on June 2026.

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

Director Wolfe updated the Board on the appellate court's status and advised that a judge has ordered the U.S. Army of Corps of Engineers and the plaintiffs to get with a mediator in connection with the matter.

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. Reed informed the Board that the District's next regularly scheduled meeting falls on Memorial Day and will need to be rescheduled. After discussion, the Board concurred to reschedule the meeting for Friday, May 29, 2026, at 12:00 p.m.

EXECUTIVE SESSION

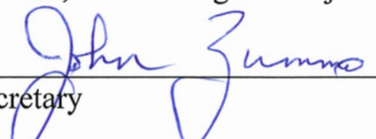
The Board deferred convening in Executive Session at this time.

FUTURE AGENDA ITEMS

The Board requested that an item be added to the next agenda to consider proposal for the purchase of the back-up generators.

ADJOURNMENT

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


Secretary



LIST OF ATTACHMENTS TO MINUTES

Exhibit A – Drainage Channel Maintenance Report

Exhibit B – Bookkeeper's Report

Exhibit C – Tax Assessor-Collector's Report

Exhibit D – Resolution Authorizing an Additional Penalty on Delinquent Real Property
Taxes

Exhibit E – Operator's Report

Exhibit F – Engineer's Report