

BAKER ROAD MUNICIPAL UTILITY DISTRICT

Minutes of Meeting of Board of Directors

June 22, 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 June 22, 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, except Director Zummo, 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"); 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 meetings held on May 29, 2026. After discussion of the minutes presented, Director Heck moved that the minutes be approved, as written. Director Viator seconded said motion, which unanimously carried.

TAX ASSESSOR-COLLECTOR'S REPORT

Ms. Thompson presented the Tax Assessor-Collector's Report prepared by Wheeler for the month of May 2026, including the checks presented for payment. A copy of the Report is attached hereto as **Exhibit A**. After discussion, Director Heck 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 Viator seconded the motion, which unanimously carried.

Ms. Loggins 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.

OPERATOR'S REPORT

The Board considered the operator's report. Ms. Landin presented a written Operations Report dated June 22, 2026, prepared by H2O, a copy of which is attached hereto as **Exhibit B**.

Ms. Landin next reminded the Board that a resident recently contacted H2O and stated that they are not receiving sufficient water volume to run their irrigation system and washer at the same time. In connection therewith, Mr. Landin informed the Board that H2O recently conducted additional bucket tests at the spickets of the residence and noted that the volume was sufficient. Ms. Landin then presented to and reviewed email correspondence received from the resident regarding the matter, a copy of which is included with **Exhibit B**, and noted that the resident still believes that the issue is on the District's side of the service line. After discussion on the matter, Director Viator moved that H2O be authorized to replace the resident's water meter to determine if said replacement will resolve the issue. Director Heck seconded the motion, which carried unanimously.

Ms. Landin next presented to and reviewed with the Board email correspondence from a District resident that was sent to the Windsor Park Lakes Homeowners Association ("HOA") and forwarded to her by Director Wolfe regarding the bottom of their driveway sinking due to an unknown water source, a copy of which email correspondence is included with **Exhibit B**. In connection therewith, Ms. Landin informed the Board that H2O went out to assess the situation and conducted a dye test and noted that no leaks or sinkholes were detected in the area. After further discussion on the matter, the Board concurred that the HOA should communicate the information back to the resident.

Ms. Landin next informed the Board that H2O is in the process of preparing a proposal for the installation of the interconnect water meters for presentation at the next meeting.

Director Wolfe next informed the Board that he spoke with a representative of Accurate Meters at the recent Association of Water Board Directors ("AWBD") conference regarding the possible installation of 8" smart meters for the interconnect. A discussion then ensued regarding same. The Board requested that Mr. Devillier reach out to Accurate Meters to obtain additional information regarding the smart meters. Mr. Devillier acknowledged the request and indicated he would contact Accurate Meters regarding same.

BOOKKEEPER'S REPORT

The Board considered the Bookkeeper's Report dated June 22, 2026. Ms. Loggins of L&S 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 C**. 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.

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

Mr. Devillier informed the Board that R.G. Miller submitted the Bond Application Report ("BAR") to the Texas Commission on Environmental Quality on June 15, 2026, and noted that the BAR was declared administratively complete on June 18, 2026, and is currently under review by the TCEQ at this time.

STATUS OF COMPLIANCE WITH CYBERSECURITY TRAINING

Mr. Dicke reminded the Board that each director is required to complete cybersecurity training prior to August 31 each year. It was noted that, to date, all Directors, with the exception of Director Heck, have completed the certified cybersecurity training program for the 2026 compliance year.

ENGINEER'S REPORT

The Board considered the engineer's report. Mr. Devillier presented to and reviewed with the Board a monthly status report dated June 22, 2026, a copy of which is attached hereto as **Exhibit D**.

Mr. Devillier informed the Board that only two of the three companies that R.G. Miller reached out to for proposals for the back-up generators for the lift station have provided proposals and discussed said proposals with the Board, which are reflected in the Engineer's Report. Mr. Devillier informed the Board that he recently reached out to CenterPoint to get information regarding the setting of the gas meters at the site, but noted that said information had not yet been received, and that he would ensure that he obtains said information for discussion at the August Board meeting. No action was taken by the Board at this time.

Director Viator exited the meeting during the Engineer's Report.

AMENDMENT TO CONTRACT BETWEEN THE DISTRICT AND R.G. MILLER

Mr. Devillier next reminded the Board that, at the last meeting he presented to and reviewed with the Board a revised "Exhibit A Standard Rate Schedule" of fees charged by R.G. Miller for engineering services which were effective as of January 1, 2026. Mr. Devillier informed the Board that, as previously requested, he recently emailed out a rate comparison of the current rates versus the revised rates for its review. After discussion, the Board deferred taking any action on the matter at this time.

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 26, 2026.

DRAINAGE CHANNEL MAINTENANCE

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

LAKE MAINTENANCE

Director Wolfe next updated the Board regarding lake maintenance. In connection therewith, Director Wolfe informed the Board that Lake Pro, Inc. recently had to replace an additional breaker in the control panel for the lakes at a cost of \$700.

Director Wolfe next informed the Board that the Tiger Pond Fountain recently stopped working after Ezee Fiber installed a fiberoptic line and noted an electrician came out to assess the situation and that the electrician was able to use a spare wire to get the fountain working again. He additionally noted that the cost for said repair was \$1,700.

Director Wolfe additionally informed the Board that the pump on the North Crow Gusher Fountain recently had to be replaced and noted that cost for same was between \$5,000 and \$6,000.

Director Wolfe next informed the board that the lake make-up well has been pumping sand and noted that he spoke to a well service company at the recent AWBD conference regarding same and that a representative of the company is coming out tomorrow to assess the situation.

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

Mr. Dicke updated the Board on the appellate court's status and reminded the Board that the deadline for the joint status report is June 29, 2026, and that the deadline for filing of an appeal is July 8, 2026.

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. Dicke 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 Heck 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. Dicke 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 E** (the "Request"). After discussion, Director Wolfe moved that SPH be authorized to destroy the records described in the Request. Director Heck seconded said motion, which carried unanimously.

ATTORNEY'S REPORT

Mr. Dicke reminded the Board that it typically does not meet during the month of July and that the next meeting is scheduled for August 24, 2026.

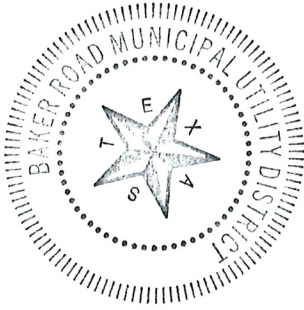
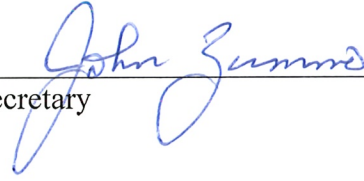
EXECUTIVE SESSION

The Board deferred convening in Executive Session at this time.

ADJOURNMENT

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

Secretary



LIST OF ATTACHMENTS TO MINUTES

- Exhibit A Tax Assessor-Collector's Report
- Exhibit B Operator's Report
- Exhibit C Bookkeeper's Report
- Exhibit D Engineer's Report
- Exhibit E Records Destruction Request