

BAKER ROAD MUNICIPAL UTILITY DISTRICT

Minutes of Meeting of Board of Directors

August 24, 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 August 24, 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 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"); Debbie Shelton of Masterson Advisors, LP ("Masterson"); Hui Luo, a resident of the District; 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. Ms. Luo addressed the Board and presented to and reviewed with the Board an Appeal of Waiver of Penalties and Attorney Fees in connection with her delinquent 2025 taxes, a copy of which Appeal is attached hereto as **Exhibit A**. In connection therewith, Ms. Luo informed the Board that her husband attempted to pay the 2025 taxes on December 23, 2025, on-line and that the payment ended up getting rejected by their bank due to an incorrect account number, but noted that they were unaware that the payment had been unsuccessful until recently. A lengthy discussion then ensued regarding same. Mr. Dicke noted that the Board only has the legal authority to waive the penalties and interest assessed to the account in limited circumstances, none of which were applicable to Ms. Luo's scenario. After further discussion on the matter, the Board concurred to deny Ms. Luo's request to waive the penalties and interest imposed on the delinquent 2025 tax account.

APPROVAL OF MINUTES

The Board reviewed the minutes of its meetings held on June 22, 2026. After discussion of the minutes presented, Director Heck moved that the minutes be approved, as written. Director Zummo seconded said motion, which unanimously carried.

RECEIVE FINANCIAL ADVISOR'S TAX RATE RECOMMENDATION

The Board deferred consideration of the financial advisor's 2026 tax rate recommendation until the next Board meeting, pending receipt of the certified tax roll from the Harris Central Appraisal District.

BOOKKEEPER'S REPORT

The Board considered the Bookkeeper's Report dated August 24, 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 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 Viator seconded said motion, which carried unanimously.

Mr. Loggins next informed the Board of an investment opportunity with Texas CLASS called Texas Class Term Series. After discussion, the Board concurred not to utilize said investment option at this time.

Ms. Luo exited the meeting during the Bookkeeper's Report.

TAX ASSESSOR-COLLECTOR'S REPORT

Ms. Clark presented the Tax Assessor-Collector's Report prepared by Wheeler for the months of June 2026, and July 2026 including the checks presented for payment. Copies of said 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.

DELINQUENT TAX COLLECTION ATTORNEY'S REPORT

Mr. Dicke presented to and reviewed with the Board a Delinquent Tax Report dated August 17, 2026, 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 Perdue is requesting authorization for the District's operator to send a water termination notice to five (5) property owners for non-payment of their delinquent 2025 taxes, as reflected on said Report. After discussion, Director Wolfe move that Perdue be authorized to have the District's

operator send a notice of termination to said property owners. Director Campo seconded the motion, which carried unanimously.

OPERATOR'S REPORT

The Board considered the operator's report. Ms. Landin presented a written Operations Report dated August 24, 2026, prepared by H2O, a copy of which is attached hereto as **Exhibit E**.

Ms. Landin next reminded the Board that a resident previously contacted H2O and stated that they are not receiving sufficient water volume to run their irrigation system and washer at the same time and that H2O recently conducted additional bucket tests at the spickets of the residence and that the volume was sufficient. Ms. Landin then informed the Board that, as authorized at the last meeting, H2O replaced the resident's water meter to determine if said replacement would resolve the issue and noted that the resident has informed H2O that it has not resolved the issue and that he still believes that the issue is on the District's side of the service line. A discussion then ensued regarding conducting a flow test at the water meter. After further discussion, Director Heck moved that H2O be authorized to obtain a proposal to conduct a flow test at the water meter and that the President be authorized to approve said proposal and to execute same on behalf of the Board and the District, subject to said proposal not exceeding \$500. Director Zummo seconded the motion, which carried unanimously.

Ms. Landin next presented to and reviewed with the Board a request received from a customer for a credit to their account in connection with a pool repair and the re-filling of their pool after said repair was completed. She advised that the customer is requesting a credit for the excess water usage for re-filling the pool. After discussion on the matter, Director Heck moved that H2O be authorized to apply a credit of \$18.00 to the customer's account. Director Heck seconded the motion, which carried unanimously.

Ms. Landin next informed the Board that Harris County Precinct No. 3 has an outstanding invoice of \$3.75 for water service to Bonnie Trietsch Park and noted that she has been unsuccessful in getting in touch with any of the contacts that she has on file. After discussion, Director Heck moved that the District absorb the cost for said invoice and for any future invoices. Director Zummo seconded the motion, which carried unanimously.

A discussion ensued regarding the possibility of the District purchasing water meters in bulk for the District's water meter change out program. In connection therewith, Ms. Landin informed the Board that, based on her research, it would not be cost beneficial for the District to purchase water meters in bulk and store same. After discussion, the Board concurred that same is not cost beneficial for the District 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 August 24, 2026, a copy of which is attached hereto as **Exhibit F**.

Mr. Devillier informed the Board that, as requested at the last meeting, he reached out to Accurate Meters regarding the possible installation of 8" smart meters for the interconnect. In connection therewith, Mr. Devillier noted that the representative that he spoke to is recommending that the District use ultrasonic meters manufactured by Badger and presented to and reviewed with the Board a Product Data Sheet for said meter, a copy of which is included with **Exhibit F**. After discussion, the Board deferred taking any action and requested that Mr. Devillier reach out the engineer for Green Trails Municipal Utility District ("GT") and advise of what the District is proposing in connection with same and to pass the information along to GT to see if they would be amenable to the idea. Mr. Devillier informed the Board that he would contact GT's engineer accordingly regarding the matter.

Director Wolfe next informed the Board that Mr. Doug Diehl, the President of the Board of Directors of GT recently contacted him regarding the possibility of the District consolidating with GT. Mr. Dicke then briefly discussed some the advantages and disadvantages of two municipal utility district's consolidating. No action was taken by the Board at this time.

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, copies of which are included in the Engineer's Report. Mr. Devillier additionally informed the Board that he recently reached out to CenterPoint to get information regarding the setting of the gas meters at the site and discussed said information with the Board. Mr. Dicke then advised that, due to cost threshold of the project, R.G. Miller will need to advertise for bids for same. After discussion, Director Heck moved that R.G. Miller be authorized to advertise for bids for the installation of gas generators for the lift station. Director Zummo seconded the motion, which carried unanimously.

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. A copy of revised Exhibit A Standard Rate Schedule is attached hereto as **Exhibit G**. Mr. Devillier then presented to and reviewed with the Board a rate comparison of the current rates versus the revised rates for its review, a copy of which is included with **Exhibit G**. After discussion, Director Zummo moved that the revised Exhibit A Standard Rate Schedule be approved and that the President be authorized to execute same on behalf of the Board and the District. Director Wolfe seconded the motion, which carried unanimously.

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

Mr. Dickey reminded the Board that R.G. Miller submitted the Bond Application Report ("BAR") to the Texas Commission on Environmental Quality ("TCEQ") on June 15, 2026, and that the BAR was declared administratively complete on June 18, 2026. Mr. Dicke then informed the Board that, since the last meeting, a final Order approving the Bonds has been received. A discussion the ensued regarding the amount of Bonds to be issued and the proposed schedule to sell said Bonds. No action was taken by the Board 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 September 18, 2026.

DRAINAGE CHANNEL MAINTENANCE

Director Wolfe informed the Board that the drainage channel was recently mowed.

LAKE MAINTENANCE

Director Wolfe next updated the Board regarding lake maintenance. In connection therewith, Director Wolfe informed the Board that the District has expended approximately \$8,300 in the last two (2) months for lake fountain repairs. A discussion then ensued regarding same.

Director Wolfe next presented to and reviewed with the Board a proposal from Advanced Water Well Technologies in the amount of \$14,355.20 to evaluation Lake Well No. 1 to determine if said well is salvageable, a copy of which proposal is attached hereto as **Exhibit H**. A discussion then ensued regarding the solicitation of additional proposals for said evaluation. After further discussion, Director Zummo moved that Director Wolfe be authorized to solicit additional proposals and to approve the most advantageous proposal for the District. Director Campo seconded the motion, which carried unanimously.

Ms. Shelton exited the meeting during the above discussion.

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

Mr. Dicke updated the Board on the appellate court's status and advised that the deadline for filing an appeal has been extended through September 4, 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.

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 all Directors have completed the certified cybersecurity training program for the 2026 compliance year.

RATIFICATION OF PRIOR ACTION RELATIVE TO LOCAL GOVERNMENT REPORTING

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 noted that, pursuant to the rules adopted by the Comptroller, the annual report will include (i) bond elections held in May 2026, and (ii) bond issuances that utilized authority voted since May 2015. Mr. Dicke then informed the Board that said filing was due by August 7, 2026, and noted that SPH prepared and submitted said report on the District's behalf by said deadline, which was prior to today's meeting. Mr. Dicke then requested that the Board consider ratification of said action. Following discussion, Director Wolfe moved that said action be ratified in all respects. Director Heck seconded the motion which carried unanimously.

ATTORNEY'S REPORT

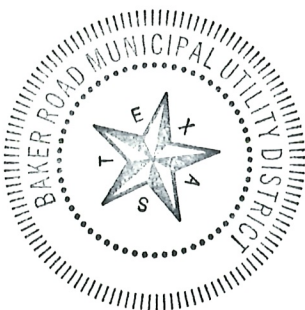
Mr. Dicke informed the Board that he had nothing more of a legal nature to report at this time.

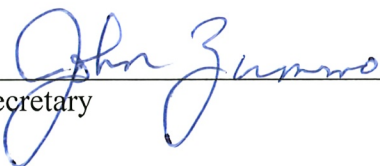
EXECUTIVE SESSION

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 – Appeal of Waiver of Penalties and Attorney Fees
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 – Exhibit A Standard Rate Schedule
Exhibit H – Proposal from Advanced Water Well Technologies