

MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

January 14, 2025

THE STATE OF TEXAS §

COUNTIES OF BRAZORIA AND FORT BEND §

BRAZORIA-FORT BEND COUNTIES MUNICIPAL UTILITY DISTRICT NO. 3 §

The Board of Directors (the "Board") of Brazoria-Fort Bend Counties Municipal Utility District No. 3 (the "District") met in regular session, open to the public, at 12:00 p.m. on Tuesday, January 14, 2025, at 9 Greenway Plaza, Suite 1000, Houston, Texas 77046, a designated meeting place outside the boundaries of the District; and via zoom and telephone conference at (346) 248-7799, participant code 874 0388 5280#, whereupon, the roll was called of the members of the Board of Directors, to-wit:

Corinne Haworth	-	President
Julie Winkle	-	Vice President
Afolake Cannon	-	Secretary
Bret Fugate	-	Assistant Secretary
Quinan Chang	-	Assistant Secretary

All members of the Board of Directors were present, thus constituting a quorum.

Also present at the meeting were: Chris Prugar and Kait Hoffman of Tierra Financial Advisors, LLC, the District's Financial Advisor; Brandon West of Touchstone District Services, the District's web services provider; Vanessa Hernandez of Myrtle Cruz, Inc., the District's Bookkeeper; Carlous Smith of SiEnvironmental ("Si"), the District's Operator; Hunter Soape of CDC Unlimited, LLC, the District's mowing/detention maintenance provider; Sara Ahlschlager-Caudle of Utility Tax Service, LLC, the District's Tax Assessor-Collector ("TAC"); Kathleen Kinchen of LJA Engineering, the District's Engineer; and Emily Forswall, attorney, and Monica Britton, paralegal, of Coats Rose, P.C. ("CoatsRose"), legal counsel for the District.

Whereupon, the meeting was called to order in accordance with the law and the notice posted, copies of which are attached hereto as Exhibit "A."

HEAR FROM THE PUBLIC

No members of the public were present.

APPROVE MINUTES OF MEETING

The Board reviewed the minutes from the meeting held December 10, 2024, which were previously distributed to the Board. Upon a motion by Director Fugate, seconded by Director Cannon the Board voted unanimously to approve the minutes from the meeting held December 10, 2024.

HEAR FINANCIAL ADVISOR'S REPORT

The Board recognized Ms. Hoffman who presented and reviewed the Summary of Costs for the District's Series 2025 Utility Bonds, a copy of which is attached hereto as Exhibit "B."

After review and discussion, upon a motion duly made by Director Fugate, seconded by Director Cannon, the Board voted unanimously to approve the Summary of Costs for the District's Series 2025 Utility Bonds subject to review and comment by the District's consultants.

HEAR CDC UNLIMITED REPORT

The Board recognized Mr. Soape who presented the CDC Unlimited Report, a copy of which is attached hereto as Exhibit "C."

Next, Mr. Soape informed the Board that there are five (5) remaining residents with encroachments of fence debris. Ms. Forswall requested the addresses of the remaining residents and she informed the Board that she would reach out to the HOA to ensure that the demand letters were sent to the residents. No action was taken.

BOOKKEEPER'S REPORT

The Board recognized Ms. Hernandez who presented the Bookkeeper's Report for the Board's review and approval, along with certain checks for payment. A copy of the Bookkeeper's Report is attached hereto as Exhibit "D."

Approve amended budget

This action was deferred.

Upon a motion made by Director Haworth and seconded by Director Fugate, the Board voted unanimously to approve the Bookkeeper's Report and payment of the District bills.

TAX ASSESSOR-COLLECTOR'S REPORT

The Board recognized Ms. Ahlschlager-Caudle, who presented the Tax Assessor-Collector's Report for the Board's review and approval, along with certain checks for payment for the month of December, 2024. Ms. Ahlschlager-Caudle stated that 84.72% of the 2024 tax levy has been collected as of December 31, 2024. A copy of the Tax Assessor-Collector's Report is attached hereto as Exhibit "E."

After review and discussion, Director Fugate moved to approve the Tax Assessor-Collector's Report and payment of the bills presented therein. Director Cannon seconded the motion, which passed unanimously.

OPERATOR'S REPORT

The Board recognized Mr. Smith who presented the Operator's Report, a copy of which is attached hereto as Exhibit "F." Mr. Smith noted that there were 1,817 connections in the month ending December, 2024, and that the total water accountability for the District was 100.09%. He also presented a list of delinquent accounts.

Next, Mr. Smith presented a proposal for repairs to booster pump #1 for the Board's review and consideration, a copy of which is attached hereto as Exhibit "G."

Following review and discussion, upon a motion made by Director Cannon and seconded by Director Fugate, the Board voted unanimously to approve (i) the Operator's Report and the action items listed therein and (ii) the proposal for repairs to booster pump #1.

ENGINEER'S REPORT

The Board recognized Ms. Kinchen who presented and reviewed the Engineer's Report, a copy of which is attached hereto as Exhibit "H."

Upon a motion made by Director Cannon, seconded by Director Winkle, the Board voted unanimously to approve the Engineer's Report and the action items listed therein.

HEAR TOUCHSTONE DISTRICT SERVICE'S REPORT

The Board recognized Mr. West who presented Touchstone District Services' Communications Report, a copy of which is attached hereto as Exhibit "I." Mr. West provided updates on communication projects and tasks that have occurred since the last meeting. No action was taken.

ATTORNEY'S REPORT

The Board recognized Ms. Forswall who presented the Attorney's Report.

Review and approve insurance renewal proposal

Ms. Forswall presented a renewal proposal from McDonald & Wessendorff for the renewal of the District's insurance, a copy of which is attached hereto as Exhibit "J."

Ratify approval of Special Warranty Deed for Lakes E and G

Ms. Forswall presented for the Boards review and approval a Special Warranty Deed conveying Lakes E and G to the District.

Following discussion, upon a motion duly made by Director Cannon, seconded by Director Winkle, the Board voted unanimously to (i) approve the renewal proposal from McDonald Wessendorff for the renewal of the District's insurance and (ii) ratify the approval of the Special Warranty Deed.

There being no further business to come before the Board, upon a motion duly made, seconded and approved unanimously, the meeting was adjourned.

[signature page follows]

PASSED, APPROVED AND ADOPTED this 11th day of February, 2025.

Aleki Cannon
Secretary, Board of Directors

(DISTRICT SEAL)

