

MINUTES
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 31

January 29, 2026

The Board of Directors (the “Board”) of Brazoria County Municipal Utility District No. 31 (the “District”) met in regular session, open to the public, on the 29th day of January 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Micah Kreikemeier	President
Douglas Chumley	Vice President
James Lee, Jr.	Secretary
Andrew Yorlano	Assistant Vice President
Adrienne Brown	Assistant Secretary

and all of the above were present, thus constituting a quorum.

Also present at the meeting were John David Barnes and Addison Smith of Starwood Land Advisors, LLC; Demitra Berry and Mara Baeza of McLennan & Associates, LP; Monica Garcia of Assessments of the Southwest, Inc.; Shane Zercher of Terry’s Landscape LLC; Stephanie Lee of KGA/DeForest Design LLC; Debra Vincent and Mike Christopher of Elevation Land Solutions; Justin Waggoner and Simon Van Dyk of Touchstone District Services, LLC; Justin Klump of Storm Water Solutions, LLC; Josh Wadley of Land Tejas; and Allison Leatherwood, Jessica Holoubek, and Arlene Catalan of Allen Boone Humphries Robinson LLP (“ABHR”).

PUBLIC COMMENTS

The Board offered any members of the public attending the meeting the opportunity to make a public comment. There being no members of the public requesting to make a public comment, the Board moved to the next agenda item.

APPROVE MINUTES

The Board considered approving the minutes of the December 4, 2025, regular meeting. Following review and discussion, Director Lee moved to approve the December 4, 2025, regular meeting minutes listed above, as presented. Director Chumley seconded the motion, which passed unanimously.

DISCUSS ASSOCIATION OF WATER BOARD DIRECTORS WINTER CONFERENCE, APPROVE REIMBURSEMENT OF ELIGIBLE EXPENSES, AND AUTHORIZE ATTENDANCE AT SUMMER CONFERENCE

The Board discussed the Association of Water Board Directors (“AWBD”) winter conference. After discussion, Director Lee moved to approve reimbursement of eligible expenses from the winter conference and authorize the attendance of any interested Board members at the AWBD summer conference. Director Chumley seconded the motion, which carried unanimously.

ACCEPT ANNUAL DISCLOSURE STATEMENTS FOR INVESTMENT OFFICER AND BOOKKEEPER

The Board considered accepting the Disclosure Statements from the District’s bookkeeper and Investment Officer for filing with the Texas Ethics Commission as required by the Public Funds Investment Act. Upon a motion made by Director Lee and seconded by Director Yorlano, the Board voted unanimously to accept the Disclosure Statements from the District’s bookkeeper and Investment Officer and to authorize filing with the Texas Ethics Commission.

BOOKKEEPER’S REPORT

Ms. Berry reviewed the bookkeeper’s report, including a budget comparison and the bills submitted for the Board’s review. A copy of the bookkeeper’s report is attached. Following review and discussion, Director Lee moved to approve the bookkeeper’s report and the checks presented for payment. Director Yorlano seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Garcia reviewed the District’s tax report, a copy of which is attached. She noted that the District’s 2025 taxes were 12.81% collected by the end of December. Following review and discussion, Director Lee moved to approve the tax report and payment of the tax bills. The motion was seconded by Director Yorlano and passed unanimously.

REPORT ON DETENTION MAINTENANCE IN THE DISTRICT

Mr. Zercher presented and reviewed a report on maintenance of the detention facilities, a copy of which is attached.

LANDSCAPING IMPROVEMENT PROJECTS

Ms. Lee presented and reviewed the Landscape Architect report, a copy of which is attached.

Ms. Lee updated the Board regarding construction of the Karsten Boulevard Phase 4 Landscape Improvements and reviewed and recommended approval of Pay Estimate No. 1 in the amount of \$3,441.61, payable to Landecor, LLC (“Landecor”).

Ms. Lee updated the Board regarding construction of Sterling Lakes Drive North Extension Landscape Improvements and reviewed and recommended approval of Pay Estimate No. 3 in the amount of \$78,328.64, payable to Landecor. She reviewed and recommended approval of Change Order No. 2 to increase the contract in the amount of \$2,651.50. The Board determined that Change Order No. 2 is beneficial to the District.

Ms. Lee presented and reviewed an opinion of probable cost for bollard lighting for the gathering area in Sterling Lakes with two options, a copy of which is attached to the Landscape Architect report. Discussion ensued regarding the options.

Following review and discussion, and based on the landscape architect's recommendation, Director Lee moved to: (1) approve the Landscape Architect report; (2) approve Pay Estimate No. 1 in the amount of \$3,441.61; (3) approve Pay Estimate No. 3 in the amount of \$78,328.64; (4) approve Change Order No. 2 in the amount of \$2,651.50 as a increase to the contract with Landecor, based upon the Board’s finding that the Change Order is beneficial to the District; and (5) approve the first option for bollard lighting for the gathering area in Sterling Lakes, as discussed. Director Yorlano seconded the motion, which passed unanimously.

PHASE II SMALL MS4 GENERAL PERMIT AND STORM WATER MANAGEMENT PLAN, INCLUDING STATUS OF COMPLIANCE, NECESSARY TRAINING, PUBLIC COMMENT, AND APPROVAL OF ANNUAL REPORT AND PUBLIC EDUCATION

Mr. Klump updated the Board on the District’s Storm Water Management Plan (“SWMP”). He reviewed the Year 1 annual report and a summary of the training and goals under the current SWMP and addressed questions. Mr. Klump also presented and reviewed a public education flyer, which included a QR code for residents to complete the 2026 Stormwater survey, copies of which are attached. Following review and discussion, Director Lee moved to approve the related public education materials. Director Brown seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Ms. Vincent reviewed the engineer’s report, a copy of which is attached. She updated the Board regarding the Sterling Lakes Bulkhead Repairs.

DEEDS AND EASEMENTS

There was no report under this agenda item.

STERLING LAKES PROPERTY OWNERS ASSOCIATION’S (“POA”) MATTERS

Director Chumley updated the Board regarding POA matters.

REPORT ON DEVELOPMENT

Mr. Wadley updated the Board regarding development matters.

Mr. Barnes and Mr. Smith introduced themselves to the Board.

UPDATE ON WEBSITE AND ELECTION OUTREACH

Mr. Waggoner presented and reviewed the monthly communications report, a copy of which is attached. He reported on the District’s website statistics and analytics. Mr. Waggoner also reported on election outreach matters. Discussion ensued regarding communication with residents.

Mr. Waggoner and Mr. Christopher updated the Board regarding the meeting with City of Iowa Colony Council members.

ANNUAL REPORT REGARDING POST-ISSUANCE COMPLIANCE POLICY

Ms. Holoubek reported on the District’s compliance activities during the prior calendar year related to bond financing. She stated that no corrective action is required at this time.

AMENDED AND RESTATED ORDER CANVASSING RETURNS AND DECLARING RESULTS OF BOND ELECTIONS, AND OPERATION AND MAINTENANCE TAX ELECTION

Ms. Holoubek presented an Amended and Restated Order Canvassing the Returns and Declaring Results of Bond Elections and Operation and Maintenance Tax Election (the “Order”), reflecting that the election resulted unfavorably for the following, as indicated in the certified returns:

		<u>FOR</u>	<u>AGAINST</u>
PROPOSITION A -	THE ISSUANCE OF \$41,300,000 BONDS FOR WATER, SANITARY SEWER, AND DRAINAGE AND STORM SEWER SYSTEMS AND THE LEVY OF TAXES, WITHOUT LIMIT AS TO RATE OR AMOUNT, SUFFICIENT TO PAY THE	93	407

PRINCIPAL OF AND INTEREST
ON THE BONDS

PROPOSITION B -	THE ISSUANCE OF \$34,700,000 BONDS FOR ROADS AND FOR REFUNDING ROAD BONDS OF THE DISTRICT, AND THE LEVY OF TAXES, WITHOUT LIMIT AS TO RATE OR AMOUNT, SUFFICIENT TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS	100	398
PROPOSITION C -	AN OPERATION AND MAINTENANCE TAX FOR ROAD FACILITIES AUTHORIZED BY ARTICLE III, SECTION 52, OF THE TEXAS CONSTITUTION, NOT TO EXCEED TWENTY-FIVE CENTS (\$0.25) PER ONE HUNDRED DOLLARS (\$100) VALUATION OF TAXABLE PROPERTY	102	392

Ms. Holoubek noted the completion of the canvass of the returns of the election pursuant to Section 67.004(g), Texas Election Code. Following review and discussion, Director Lee moved to adopt the Amended and Restated Order and direct that the Order be filed appropriately and retained in the District’s official records. Director Chumley seconded the motion, which passed by unanimous vote.

2026 DIRECTORS ELECTION, BOND ELECTIONS, OPERATION AND MAINTENANCE TAX ELECTION

Ms. Holoubek discussed procedures related to the 2026 Directors Election. She reviewed a Resolution Designating an Agent of the Secretary of the Board of Directors During the 2026 Directors Election Period.

Ms. Holoubek addressed the Board regarding the District’s responsibilities and upcoming projects and source of funding for these projects.

Ms. Holoubek discussed procedures related to the May 2, 2026, Bond Elections and Operation and Maintenance Tax Election (the “May 2026 Elections”). She reviewed a respective Resolution Designating an Agent of the Secretary of the Board of Directors During the 2026 Directors Election and May 2026 Elections Period.

Ms. Holoubek reported on requirements to post a Notice of Deadline to File Applications for Place on the Ballot for the 2026 Directors Election.

Ms. Holoubek stated that the District may contract with Brazoria County (the "County") to conduct the District's 2026 Directors Election and the May 2026 Elections.

Ms. Holoubek reviewed a respective Order Calling for the 2026 Directors Election and May 2026 Elections. She stated that the May 2026 Elections are necessary to authorize additional bonds and an increased limit on maintenance and operation taxes.

Ms. Holoubek stated that the Voter Information document is required for a District that calls a bond election when the District has at least 250 registered voters in the District. She stated that the Voter Information document will be posted at each polling place and three public places inside the District and on the District's website.

Ms. Holoubek discussed that Notices of Elections are required to be posted or published and provided to the County Clerk and Voter Registrar of Brazoria County.

Following review and discussion, Director Lee moved to: (1) adopt a Resolution Designating an Agent of the Secretary of the Board During the 2026 Directors Election Period appointing Arlene Catalan as the agent of the Secretary of the Board of Directors to perform the duties of the District's Directors Election, authorize the agent to post the related notice as required, and direct that the Resolution be filed appropriately and retained in the District's official records; (2) adopt a Resolution Designating an Agent of the Secretary of the Board During the May 2026 Elections Period appointing Arlene Catalan as the agent of the Secretary of the Board of Directors to perform the duties of the District's May 2026 Elections, authorize the agent to post the related notice as required, and direct that the Resolution be filed appropriately and retained in the District's official records; (3) authorize the Secretary's agent to post the notices as required; (4) contract with the County to administer the District's elections; (5) adopt the Order Calling Directors Election and direct that the Order be filed appropriately and retained in the District's official records; (6) adopt the Order Calling Bond Elections and Operation and Maintenance Tax Election and direct that the Order be filed appropriately and retained in the District's official records; (7) authorize preparation and posting of the Voter Information document; and (8) authorize the Secretary's agent to post or publish and provide to the County Clerk and Voter Registrar the respective Notice of Election for the Directors Election and Bond Elections and Operation and Maintenance Tax Election and to direct that the Notices be filed appropriately and retained in the District's official records. Director Chumley seconded the motion, which was approved by unanimous vote.

NEXT MEETING DATE

The Board noted that the next meeting would be scheduled for February 26, 2026.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.



James E. Leis
Secretary, Board of Directors

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