MINUTES
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 31

July 23, 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 23rd day of July 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 Demitra Berry and Daisy Baena of McLennan & Associates, LP; Tyler Hallmark of Assessments of the Southwest, Inc.; Shane Zercher of Terry's Landscape LLC ("Terry's"); Stephanie Lee of KGA/DeForest Design LLC; Debra Vincent of Elevation Land Solutions ("ELS"); Simon Van Dyk of Touchstone District Services, LLC; and Allison Leatherwood, Jessica Holoubek, and Arlene Catalan of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENTS

The Board offered any members of the public attending the meeting the opportunity to make a public comment.

Director Lee updated the Board regarding the District walkthrough with Sterling Lakes Property Owners Association and ELS.

APPROVE MINUTES

The Board considered approving the minutes of the June 25, 2026, regular meeting. Following review and discussion, Director Lee moved to approve the June 25, 2026, regular meeting minutes, as presented. Director Brown seconded the motion, which passed unanimously.

BOOKKEEPER'S REPORT

Ms. Baena 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. Ms. Baena requested approval of additional Check Nos. 2757 and 2758 to Hudson Energy, pending invoices.

Following review and discussion, Director Lee moved to: (1) approve the bookkeeper's report and the checks presented for payment; and (2) approve additional Checks Nos. 2757 and 2758, subject to receipt of invoices. Director Chumley seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Mr. Hallmark reviewed the District's tax report, a copy of which is attached. He noted that the District's 2025 taxes were 98.61% collected by the end of June. 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.

Mr. Zercher updated the Board regarding erosion along the internal drainage ditch on White Gold Drive. He reported that a silt fence installed by Alvin Independent School District's contractor (the "School District") in connection with its construction project is believed to have caused the erosion. Mr. Zercher stated that Terry's will coordinate with ELS to notify the School District of the damage.

Mr. Zercher presented and reviewed a proposal in the amount of $1,494.73 for cleaning District inlets. He reported that, due to the high-water levels in the drainage ditches following recent rain events, the work was completed prior to the meeting and requested ratification of the emergency work.

Following review and discussion, Director Lee moved to: (1) approve the report on maintenance of the detention facilities; and (2) ratify the proposal for cleaning the District inlets in the amount of $1,494.73. Director Chumley seconded the motion, which passed unanimously.

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 6 in the amount of $35,293.54, payable to Landecor, LLC. She also presented a Certificate of Completion and Acceptance and recommended the Board accept the facilities.

Ms. Lee updated the regarding construction of the Gathering Area Bollard Lighting Improvements and reviewed and recommended approval of Pay Estimate No. 1 in the amount of $48,627.81, payable to A Group Construction, LLC.

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. 6 in the amount of $35,293.54, and to accept the facilities; and (3) approve Pay Estimate No. 1 in the amount of $48,627.81. Director Chumley 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

There was no report under this agenda item.

ENGINEERING MATTERS

Ms. Vincent reviewed the engineer's report, a copy of which is attached.

Ms. Vincent updated the Board regarding the Sterling Lakes Bulkhead repairs and reported that the repairs have been delayed due to inclement weather and high lake levels.

Ms. Vincent reported on the detention and drainage inspection and repairs. Director Lee further reported on the walkthrough of the District and discussed maintenance responsibilities. Discussion ensued.

DEEDS AND EASEMENTS

There was no report under this agenda item.

STERLING LAKES PROPERTY OWNERS ASSOCIATION'S ("POA") MATTERS

There was no report under this agenda item.

REPORT ON DEVELOPMENT

There was no report under this agenda item.

UPDATE ON WEBSITE

Mr. Van Dyk presented and reviewed the monthly communications report, a copy of which is attached. He reported on the District's website statistics and analytics. Discussion ensued regarding communication with residents.

The Board discussed the option of purchasing District shirts. Mr. Van Dyk presented and reviewed available options. Discussion ensued.

Director Brown requested that future website reports include more detailed website statistics and analytics.

NEXT MEETING DATE

The Board noted that the next regular meeting would be scheduled for August 27, 2026.

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

(SEAL)

BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 31 TEXAS

Secretary, Board of Directors

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LIST OF ATTACHMENTS TO MINUTES