

MINUTES
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 31

April 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 April 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, except Director Chumley, thus constituting a quorum.

Also present at the meeting were Demitra Berry and Christina Lopez of McLennan & Associates, LP; Cameron Brown and Tyler Hallmark of Assessments of the Southwest, Inc.; Nicholas Terracina of Terry's Landscape LLC ("Terry"); Stephanie Lee of KGA/DeForest Design LLC; Debra Vincent, Bryan Jordan, and Mike Christopher of Elevation Land Solutions; Justin Waggoner of Touchstone District Services, LLC ("Touchstone"); 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. 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 March 26, 2026, regular meeting. Following review and discussion, Director Lee moved to approve the March 26, 2026, regular meeting minutes listed above, as presented. Director Yorlano seconded the motion, which passed unanimously.

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

Mr. Hallmark reviewed the District's tax report, a copy of which is attached. He noted that the District's 2025 taxes were 97.59% collected by the end of March. Following review and discussion, Director Lee moved to approve the tax report and payment of the tax bills. The motion was seconded by Director Brown and passed unanimously.

REPORT ON DETENTION MAINTENANCE IN THE DISTRICT

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

Mr. Terracina presented and reviewed a tree removal summary report, a copy of which is attached to the maintenance report. He then presented and reviewed a proposal in the amount of \$4,966.22 to remove 7 trees located in the drainage channel north of Loose Stone Drive.

Following review and discussion, Director Yorlano moved to: (1) approve the maintenance report; and (2) approve the proposal for the removal of 7 trees located in the drainage channel north of Loose Stone Drive. The motion was seconded by Director Brown and 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. 4 in the amount of \$34,516.94, 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. 6 in the amount of \$3,491.10 and Pay Estimate No. 7 and Final in the amount of \$28,518.29, payable to Landecor. She also presented a Certificate of Completion and Acceptance and recommended the Board accept the facilities.

Ms. Lee stated that bids were received for construction of the Gathering Area Bollard Lighting Improvements. She recommended that the Board award the contract to A Group Construction, LLC ("A Group Construction"), the lowest bidder, in the

amount of \$90,973.50. The Board concurred that, in its judgment, A Group Construction was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

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. 4 in the amount of \$34,516.94; (3) approve Pay Estimate No. 6 in the amount of \$3,491.10; (4) approve Pay Estimate No. 7 and Final in the amount of \$28,518.29, and to accept the facilities; and (5) award the contract for construction of the Gathering Area Bollard Lighting Improvements in the amount of \$90,973.50, based upon the receipt of the payment and performance bonds and the certificate(s) of insurance and endorsements, if any, provided by the contractor. 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

There was no report under this agenda item.

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

There was no report under this agenda item.

REPORT ON DEVELOPMENT

There was no report under this agenda item.

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.

RESOLUTION CHANGING DISTRICT OFFICE AND ESTABLISHING ADDITIONAL OUT-OF-DISTRICT MEETING PLACE

The Board considered changing the District’s official office and establishing an additional meeting place outside the boundaries of the District. After review and discussion and upon a motion made by Director Yorlano and seconded by Director Lee, the Board voted unanimously to adopt a Resolution Changing District Office and Establishing Additional Out-of-District Meeting Place to (1) change one of the District’s official offices from Manhard Consulting, Ltd. to Elevation Land Solutions; (2) establish an additional out-of-District meeting place at the offices of Elevation Land Solutions, 9709 Lakeside Blvd, Suite 200, The Woodlands, Texas 77381; and (3) abolish the offices of Manhard Consulting, Ltd., 2445 Technology Forest Blvd., Suite 200, The Woodlands, Texas 77381 as an office of the District and additional meeting place.

NEXT MEETING DATE

The Board noted that the next regular meeting would be scheduled for May 28, 2026. The Board then discussed and noted that a special meeting to canvass the results of the 2026 Bond Elections and Operating and Maintenance Tax Election would be scheduled for May 12, 2026.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE, TO CONDUCT A PRIVATE CONSULTATION WITH ATTORNEY TO DISCUSS PENDING OR CONTEMPLATED LITIGATION, OR A SETTLEMENT OFFER

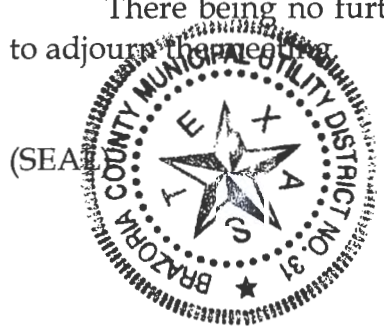
The Board convened in executive session pursuant to Section 551.071, Texas Government Code, at 10:49 a.m. In attendance in executive session were the Board, Ms. Holoubek, Ms. Leatherwood, Mr. Christopher, and Ms. Catalan.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION REGARDING PENDING OR CONTEMPLATED LITIGATION, OR A SETTLEMENT OFFER

The Board reconvened in open session at 11:09 a.m.

After review and discussion, Director Lee moved to authorize appropriate action. Director Brown seconded the motion, which passed unanimously.

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



James C. Lee, Jr.
Secretary, Board of Directors

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