

MINUTES
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 31

August 27, 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 27th day of August 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 Kreikemeier, thus constituting a quorum.

Also present at the meeting were Demitra Berry and Jennifer Creanas of McLennan & Associates, LP; Tyler Hallmark 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 ("ELS"); Simon Van Dyk and Terrie Roueche 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.

The Board reviewed correspondence from the Sterling Lakes Property Owner's Association ("POA") president, a copy of which is attached.

APPROVE MINUTES

The Board considered approving the minutes of the July 23, 2026, regular meeting. Following review and discussion, Director Chumley moved to approve the July 23, 2026, regular meeting minutes, 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. Ms. Berry requested approval of additional Check No. 2781 to Hudson Energy, pending invoices.

Following review and discussion, Director Chumley moved to: (1) approve the bookkeeper's report and the checks presented for payment; and (2) approve additional Check No. 2781, subject to receipt of invoices. Director Lee 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 98.71% collected by the end of July. Following review and discussion, Director Chumley moved to approve the tax report and payment of the tax bills. The motion was seconded by Director Yorlano and passed unanimously.

DISCUSS 2026 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

The Board considered the District's 2026 tax rate. Mr. Howell distributed and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2026 water, sewer, and drainage debt service tax rate of \$0.39649 per \$100 of assessed valuation, based on the District's initial 2026 certified value of \$586,000,000, plus \$35,000,000 representing of the uncertified value under protest. A copy of the debt service tax rate analysis is attached. The Board then discussed the District's operation and maintenance tax rate. Ms. Holoubek discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Lee moved to: (1) set the public hearing date for September 24, 2026; and (2) authorize the tax assessor/collector to publish notice in *The Pearland Reporter News* of the District's meeting on September 24, 2026, to set the proposed 2026 total tax rate of \$0.78 per \$100 of assessed valuation, with \$0.39649 allocated for debt service on water, sewer, and drainage bonds and \$0.38351 allocated for operations and maintenance. Director Yorlano seconded the motion, which 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 presented and reviewed a proposal in the amount of \$15,728.44 to repair erosion along the internal drainage ditch on White Gold Drive. Discussion ensued regarding the cause of the erosion and coordination with Alvin Independent School District ("Alvin ISD") regarding the matter. After review and discussion, Director Chumley moved to approve the proposal in the amount of \$15,728.44, subject to further coordination with Alvin ISD. Director Lee 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. 7 in the amount of \$722.25, payable to Landecor, LLC.

Ms. Lee updated the regarding construction of the Gathering Area Bollard Lighting Improvements and reviewed and recommended approval of Pay Estimate No. 2 in the amount of \$33,248.34, payable to A Group Construction, LLC.

Following review and discussion, and based on the landscape architect's recommendation, Director Chumley moved to: (1) approve the Landscape Architect report; (2) approve Pay Estimate No. 7 in the amount of \$722.25; and (3) approve Pay Estimate No. 2 in the amount of \$33,248.34. 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.

Ms. Vincent updated the Board regarding the Sterling Lakes Bulkhead repairs.

Ms. Vincent updated the Board regarding the detention and drainage inspection and recommended repairs. She reviewed a preliminary budget for the repairs and reported that additional survey work is necessary to further evaluate the drainage channel and outfall pipes. Ms. Vincent requested authorization for ELS to proceed with design of the Sterling Lakes West Pond ShoreSOX shoreline stabilization project. She

also presented and requested approval of a proposal for LiDAR Topography of the entire drainage channel and three Sterling Lakes ponds in the amount of \$60,000.00.

After review and discussion, Director Chumley moved to: (1) approve the engineer's report; (2) authorize ELS to proceed with design of the Sterling Lakes West Pond ShoreSOX shoreline stabilization project; and (3) approve the proposal for LiDAR Topography of the entire drainage channel and three Sterling Lakes ponds in the amount of \$60,000.00. Director Lee seconded the motion, which passed unanimously.

DEEDS AND EASEMENTS

There was no report under this agenda item.

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

There was additional discussion under this agenda item.

REPORT ON DEVELOPMENT

There was no report under this agenda item.

UPDATE ON WEBSITE

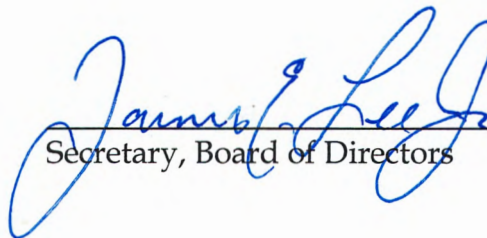
Mr. Van Dyk presented and reviewed the monthly communications report, a copy of which is attached. He reported on the District's website statistics and analytics. Discussion ensued regarding communication with residents.

NEXT MEETING DATE

The Board noted that the next regular meeting would be scheduled for September 24, 2026.

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




Secretary, Board of Directors

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