MINUTES
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 31

May 28, 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 28th day of May 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 Jennifer Hanna of Forvis Mazars, LLP; Demitra Berry of McLennan & Associates, LP; Tyler Hallmark of Assessments of the Southwest, Inc.; Shane Zercher and Luke Ubanoski of Terry's Landscape LLC; Lacy Hamilton 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 ("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.

The Board reviewed and discussed resident correspondence, a copy of which is attached.

APPROVE MINUTES

The Board considered approving the minutes of the April 23, 2026, regular meeting and the May 12, 2026, special meeting. Following review and discussion, Director Lee moved to approve the April 23, 2026, regular meeting minutes and the May 12, 2026, special meeting, as presented. Director Yorlano seconded the motion, which passed unanimously.

2026 DIRECTORS ELECTION, INCLUDING THE CERTIFICATE OF ELECTION

The Board considered approving a Certificate of Election, reflecting the election of Micah Kreikemeier, Andrew Yorlano, and Adrienne Brown to the Board of Directors of the District, for a four-year term.

Ms. Holoubek reviewed the Sworn Statements and Oaths of Office for Directors Kreikemeier, Yorlano, and Brown.

After review and discussion, Director Chumley moved to: (1) approve the Certificate of Election and the distribution of same to Directors Kreikemeier, Yorlano, and Brown and direct that the Certificate of Election be filed appropriately and retained in the District's official records; and (2) approve the Sworn Statement and Oath of Office of Directors Kreikemeier, Yorlano, and Brown and direct that the documents be filed in the official records of the District, and that the Oath of Office be filed with the Secretary of State, as required by law. Director Lee seconded the motion, which passed unanimously.

RE-ORGANIZE THE BOARD OF DIRECTORS AND AUTHORIZE EXECUTION OF DISTRICT REGISTRATION FORM

The Board considered reorganizing the Board of Directors and concurred to maintain the current organization.

The Board then considered authorizing filing of an updated District Registration Form with the Texas Commission on Environmental Quality ("TCEQ"), reflecting the new Director terms. Following review and discussion, Director Lee made a motion to authorize filing of the updated District Registration Form with the TCEQ and direct that the District Registration Form be filed appropriately and retained in the District's official records. Director Yorlano seconded the motion, which passed unanimously.

CYBERSECURITY AND ARTIFICIAL INTELLIGENCE TRAINING REQUIREMENTS

Ms. Holoubek reviewed a memorandum regarding annual cybersecurity and artificial intelligence training requirements for local government employees and elected and appointed officials. She stated that the required training should be completed and reported to ABHR prior to the August 31st deadline for reporting compliance to the Texas Department of Information Resources ("DIR"). After review and discussion, the Board directed the required persons to complete their certified training programs and report their completion to ABHR for reporting to DIR by August 31st.

TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES FOR THE ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") SUMMER CONFERENCE

Ms. Holoubek reviewed the District's Travel Reimbursement Guidelines applicable to any Board member's attendance at the AWBD summer conference in Grapevine. After discussion, Director Lee moved to authorize up to four per diems for attendance at the AWBD summer conference, up to three nights hotel at the conference rate, and necessary meals, to be submitted in accordance with the District's Travel Reimbursement Guidelines. Director Chumley seconded the motion, which passed unanimously.

APPROVE SUPPLEMENTAL DEVELOPER REIMBURSEMENT REPORT

Ms. Hanna reviewed a supplemental developer reimbursement report reflecting amounts reimbursable by the District to LGI Homes - Texas, LLC for construction costs funded by the District's $9,500,000 Unlimited Tax Bonds, Series 2025.

After discussion, Director Chumley moved to (1) approve the supplemental developer reimbursement report and direct that the report be filed appropriately and retained in the District's official records; and (2) approve the disbursement of funds as provided in the developer reimbursement report, with the release of the funds to the developer subject to receipt of an executed receipt from the developer. The motion was seconded by Director Lee and 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 98.24% collected by the end of April. 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. Hamilton presented and reviewed the Landscape Architect report, a copy of which is attached.

Ms. Hamilton updated the Board regarding construction of the Karsten Boulevard Phase 4 Landscape Improvements and reviewed and recommended approval of Pay Estimate No. 5 in the amount of $2,879.77, payable to Landecor, LLC

("Landecor"). She then reviewed and recommended approval of Change Order No. 1 to the contract with Landecor to increase the contract in the amount of $3,060.18. The Board determined that Change Order No. 1 is beneficial to the District.

Ms. Hamilton requested authorization to circulate the Gathering Area Bollard Lighting Improvements construction contract for signature.

Ms. Hamilton reviewed and recommended approval of Change Order No. 3 to the contract with Landecor for Sterling Lakes Drive North Extension Landscape Improvements to decrease the contract in the amount of $5,570.88. The Board determined that Change Order No. 3 is beneficial to the District.

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. 5 in the amount of $2,879.77; (3) approve Change Order No. 1 in the amount of $3,060.18 as an increase to the contract with Landecor, based upon the Board's finding that the Change Order is beneficial to the District and the landscape architect's recommendation; (4) authorize circulation of the Gathering Area Bollard Lighting Improvements construction contract for signature; and (5) approve Change Order No. 3 in the amount of $5,570.88 as a decrease to the contract with Landecor, based upon the Board's finding that the Change Order is beneficial to the District and the landscape architect's recommendation. 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 requested the Board authorize ELS to design and advertise for bids for the construction of the Sterling Lakes Section 4 Additional Lots.

Ms. Vincent reported on a capacity request from Academy Development.

Following review and discussion, Director Yorlano made a motion to: (1) approve the engineer's report; (2) authorize the engineer to begin design of Sterling Lakes Section 4 Additional Lots; and (3) approve the plans and specifications and to authorize the engineer to advertise for bids for the Sterling Lakes Section 4 Additional Lots. Director Chumley seconded this motion, which carried unanimously.

Director Brown joined the meeting.

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. 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. Mr. Van Dyk also reported on election outreach matters. Discussion ensued regarding communication with residents.

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.

NEXT MEETING DATE

The Board noted that the next regular meeting would be scheduled for June 25, 2026.

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

(SEAL)

Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	Minutes Page
Resident Correspondence	1
tax report	3
report on maintenance of the detention facilities	3
landscape architect report	3
engineer's report	4
monthly communications report	5
bookkeeper's report	5