MINUTES
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 31

June 25, 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 25th 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 Chumley, thus constituting a quorum.

Also present at the meeting were Andres Salzar, member of the public; Terry Hayes of the Sterling Lakes Property Owner's Association; John Howell of The GMS Group, L.L.C.; Jennifer Hanna of Forvis Mazars, LLP; Daisy Baena and Veronica Hernandez 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; Mike Christopher and 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.

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

Mr. Hayes addressed the Board and inquired regarding: (1) what specific repairs to the District's lakes have been authorized by the Board; (2) whether funds have been budgeted for such repairs; and (3) the anticipated timeline for completion of the repairs and how residents will be updated regarding the status of the work. The Board stated that Mr. Hayes' inquiries would be addressed later in the meeting during the applicable agenda items.

APPROVE MINUTES

The Board considered approving the minutes of the May 28, 2026, regular meeting. Following review and discussion, Director Lee moved to approve the May 28, 2026, regular meeting minutes, as presented. Director Brown seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Ms. Vincent updated the Board regarding Bond Application No. 11.

Mr. Howell presented and reviewed a debt service cash flow for Bond Application No. 11. Discussion ensued.

ADOPT RESOLUTION AUTHORIZING APPLICATION TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY FOR APPROVAL OF PROJECT AND BONDS

The Board considered adopting a Resolution Authorizing Application to the Texas Commission on Environmental Quality for Approval of Project and Bonds.

Following review and discussion, Director Lee moved to adopt a Resolution Authorizing Application to the Texas Commission on Environmental Quality for Approval of Project and Bonds. Director Yorlano seconded the motion, which passed unanimously.

ENGAGE AUDITOR

The Board considered engaging Forvis Mazars, LLP to prepare the District's audit report for fiscal year ending June 30, 2026. Following review and discussion, Director Lee moved to retain Forvis Mazars, LLP to prepare the District's annual audit report for the fiscal year ending June 30, 2026, and authorize execution of the engagement letter. The motion was seconded by Director Brown, which carried unanimously.

ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") SUMMER CONFERENCE, REIMBURSEMENT OF ELIGIBLE EXPENSES, AND ATTENDANCE AT WINTER CONFERENCE

The Board discussed the AWBD summer conference and considered authorizing attendance at the winter conference. After discussion, Director Lee moved to approve reimbursement of all eligible expenses for Directors who attended the summer conference, which the District's bookkeeper confirmed are in compliance with the District's Travel Reimbursement Guidelines, and to authorize attendance of any interested Directors at the winter conference. Director Brown seconded the motion, which carried 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 reviewed a draft budget for the fiscal year ending June 30, 2027, a copy of which is attached to the bookkeeper's report.

Following review and discussion, Director Lee moved to: (1) approve the bookkeeper's report and the checks presented for payment; and (2) approve the budget for the fiscal year ending June 30, 2027, as discussed. 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 98.36% collected by the end of May. 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.

AUTHORIZE DELINQUENT TAX ATTORNEY TO PROCEED WITH COLLECTION OF DELINQUENT TAXES

Mr. Holoubek stated the District's delinquent tax attorney can begin collection of delinquent real property taxes as of July 1, 2026. After discussion, Director Lee moved that the Board authorize the delinquent tax attorney to proceed with the collection of delinquent 2025 real property taxes. 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.

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 Change Order No. 2 to the contract with Landecor to the contract in the amount of $0.

The Board determined that Change Order No. 2 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; and (2) approve Change Order No. 2 in the amount of $0 to the contract with Landecor, based upon the Board's finding that the Change Order is beneficial to the District. Director Brown 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 (CONTINUED)

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

Mr. Christopher addressed the Board regarding lake maintenance and erosion repairs. He discussed potential shoreline issues, including possible retaining wall failures, and noted that the retaining wall is not a District facility. He stated that ELS is preparing cost estimates for potential shoreline repairs for the Board's consideration.

Mr. Hayes inquired regarding the anticipated schedule for the shoreline repairs and requested more specific information regarding the timing of the work.

Mr. Salazar inquired regarding the proposed method of repair for the shoreline improvements.

DEEDS AND EASEMENTS

Ms. Leatherwood presented and reviewed a 0.4335-acre Temporary Drainage Easement. Following review and discussion, Director Lee moved to accept the 0.4335-acre Temporary Drainage Easement. Director Yorlano seconded the motion, which passed unanimously.

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 its concerns regarding the election campaign conducted by Touchstone District Services on behalf of the District and expressed dissatisfaction with the services provided. Following discussion, the Board directed Touchstone to prepare a written report summarizing the work performed, campaign activities, outcomes, and lessons learned. Mr. Van Dyk stated that he would contact Directors Lee and Brown to determine the specific information the Board wished to have included in the report.

NEXT MEETING DATE

The Board noted that the next regular meeting would be scheduled for July 23, 2026.

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

James E. Lee

Secretary, Board of Directors

(SEAL)

BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 31

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LIST OF ATTACHMENTS TO MINUTES

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