

MINUTES
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 31

March 26, 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 26th day of March 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 of McLennan & Associates, LP; Brittany Silva of Assessments of the Southwest, Inc.; Shane Zercher and Nicholas Terracina of Terry's Landscape LLC ("Terry"); Stephanie Lee of KGA/DeForest Design LLC; Debra Vincent 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 February 26, 2026, regular meeting. Following review and discussion, Director Lee moved to approve the February 26, 2026, regular meeting minutes listed above, as presented. Director Chumley seconded the motion, which passed unanimously.

REVIEW ARBITRAGE REBATE REPORT FOR THE SERIES 2015A REFUNDING BONDS

Ms. Holoubek stated that OmniCap Group LLC has completed the Interim Excess Earnings Report on the Series 2015A Refunding Bonds (the "Report"). She

stated the Report reflects no arbitrage rebate or yield reduction payment is owed to the Internal Revenue Service.

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

Ms. Silva reviewed the District's tax report, a copy of which is attached. She noted that the District's 2025 taxes were 96.06% collected by the end of February. 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 reviewed a District Billing Summary, a copy of which is attached, and noted that Terry's has applied a \$14,663.25 credit to the March 2026 invoice.

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 Pay Estimate No. 3 in the amount of \$31,480.30, 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. 5 in the amount of \$10,127.25, payable to Landecor.

Ms. Lee updated the Board regarding the construction of the Gathering Area Bollard Lighting Improvements.

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. 3 in the amount of \$31,480.30; and (3) approve Pay Estimate No. 5 in the amount of \$10,127.25. 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.

CONSIDER AMENDMENT TO SERVICE AGREEMENT WITH ELEVATION LAND SOLUTIONS

Ms. Vincent presented and reviewed an amended rate schedule for engineering services with Elevation Land Solutions. After review and discussion, Director Lee moved to approve the amended rate schedule for engineering services and directed that the amended rate schedule be filed appropriately and retained in the District's official records. Director Chumley 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

Director Chumley updated the Board regarding POA matters.

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.

Mr. Waggoner stated that Touchstone is planning to host a town hall meeting at Bel Nafegar Sanchez Elementary School on April 13, 2026. Discussion ensued regarding planning matters for the District town hall meeting.

2026 DIRECTORS ELECTION

Ms. Holoubek discussed procedures related to the 2026 Directors Election. She presented a Certificate Declaring Unopposed Status of Candidates for Election to the Board of Directors executed by the Board Secretary stating that the District received three candidate applications for the three director positions for the May 2, 2026, Directors Election.

Ms. Holoubek presented an Order Cancelling Election and Declaring Unopposed Candidates Elected to Office (the "Order Cancelling") stating that the May 2, 2026, Directors Election is cancelled and that the unopposed candidates, Andrew Yorlano and Adrienne Brown, are declared elected to office to serve from the May 2, 2026, election until the May 4, 2030, Directors Election. She reviewed the posting requirements for the Order Cancelling.

Ms. Holoubek discussed that the Board had approved entering into a contract with Brazoria County (the "County") to administer the District's 2026 Directors Election.

Following review and discussion, Director Lee moved to (1) accept the Certificate Declaring Unopposed Status of Candidates for Election to the Board of Directors and direct that the Certificate be filed appropriately and retained in the District's official records; (2) adopt the Order Cancelling Election and Declaring Unopposed Candidates Elected to Office, authorize the Secretary's agent to post the Order Cancelling, as required, and direct that the Order Cancelling be filed appropriately and retained in the District's official records; and (3) cancel the contract with the County for election services for the May 2, 2026 Directors Election. Director Chumley seconded the motion, which carried unanimously.

NEXT MEETING DATE

The Board noted that the next meeting would be scheduled for April 23, 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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