

MINUTES  
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 31

February 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 26<sup>th</sup> day of February 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 John David Barnes of Starwood Land Advisors, LLC; Terry Hayes and Tim Verlack, residents of the District; Demitra Berry of McLennan & Associates, LP; Brittany Silva of Assessments of the Southwest, Inc.; Shane Zercher of Terry's Landscape LLC; Stephanie Lee of KGA/DeForest Design LLC ("KGA"); Debra Vincent and Mike Christopher of Elevation Land Solutions; Justin Waggoner 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. 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 January 29, 2026, regular meeting. Following review and discussion, Director Lee moved to approve the January 29, 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.

Ms. Berry reviewed an amended budget for the fiscal year ending June 30, 2026, a copy of which is attached to the bookkeeper's report.

Following review and discussion, Director Chumley moved to: (1) approve the bookkeeper's report and the checks presented for payment; and (2) approve the amended budget for the fiscal year ending June 30, 2026, as discussed. Director Lee seconded the motion, which passed unanimously.

#### ADOPT RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

The Board discussed the optional exemptions, including a general residential homestead exemption and a homestead exemption for individuals who are disabled or are sixty-five years of age or older. After review and discussion, Director Lee moved to adopt a Resolution Concerning Exemptions from Taxation exempting from ad valorem taxation the amount of \$5,000.00 of the appraised value of residence homesteads of individuals who are disabled or are sixty-five years of age or older, and rejecting the general homestead exemption. The motion was seconded by Director Chumley and passed unanimously.

#### ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2026 TAX YEAR

Ms. Holoubek discussed "truth-in-taxation" property tax calculations and the tax levy process for water districts in Chapter 49, Texas Water Code. She reviewed the definitions for three categories for water districts, based on a district's development status and/or tax rate and said the Board must annually determine the District's category for that tax year and follow the associated notice and levy provisions in the Texas Water Code. Ms. Holoubek stated that the legislation allows a "developed" district to use alternate notice and calculation procedures following a declared disaster.

Discussion ensued regarding the District's development status. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a Developing District for the 2026 tax year.

Following review and discussion, Director Lee moved to adopt a Resolution Regarding Development Status for 2026 Tax Year establishing the District as a Developing district for the 2026 tax year, pursuant to Section 49.23603, Texas Water Code, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Chumley 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 88.58% collected by the end of January. Following review and discussion, Director Yorlano moved to approve the tax report and payment of the tax bills. The motion was seconded by Director Lee 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. 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. 2 in the amount of \$3,375.00, 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. 4 in the amount of \$8,575.41, payable to Landecor.

Ms. Lee reviewed the plans and specifications and requested the Board authorize KGA to advertise for bids for 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. 2 in the amount of \$3,375.00; (3) approve Pay Estimate No. 4 in the amount of \$8,575.41; and (4) approve the plans and specifications and to authorize KGA to advertise for bids for the Gathering Area Bollard Lighting Improvements. 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. She updated the Board regarding the Sterling Lakes Bulkhead Repairs (the "Project").

Mr. Christopher reported that the contractor for the Project did not include a maintenance bond, which would be required in order for a warranty for the Project to be applicable. He inquired whether the Board would like to request the maintenance

bond. Discussion ensued. After review and discussion, the Board concurred to proceed without requiring the maintenance bond and acknowledged that the Project will move forward without a warranty.

#### DEEDS AND EASEMENTS

There was no report under this agenda item.

#### STERLING LAKES PROPERTY OWNERS ASSOCIATION'S 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.

#### 2026 DIRECTORS ELECTION, BOND ELECTIONS, OPERATION AND MAINTENANCE TAX ELECTION

Ms. Holoubek stated that early voting rosters must be posted during the early voting period for the May 2026 Elections.

Following review and discussion, Director Lee made a motion to authorize posting of the early voting rosters during the early voting period for the May 2026 Elections, as required, and to direct that the rosters be filed appropriately and retained in the District's official records. Director Yorlano seconded the motion, which passed unanimously.

#### NEXT MEETING DATE

The Board noted that the next meeting would be scheduled for March 26, 2026.

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



*James J. Lee*  
Secretary, Board of Directors

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