

MINUTES
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 31

April 24, 2025

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 24th day of April 2025, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 1350, 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: Angela Price Hardeman, of the Sterling Lakes Property Owner's Association; Rachel Richmond and Celest Chavez of Associa Principal Management Group of Houston; Barry Hards of Texas Groundworks Management, Inc. ("TGM"); Shane Zercher of Terry's Landscape LLC ("Terry's"); Demitra Berry of McLennan & Associates, LP; Brittini Silvia of Assessments of the Southwest, Inc.; Debra Vincent of Elevation Land Solutions; Josh Wadley of Land Tejas Development; and Jessica Holoubek, Allison Leatherwood, 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.

Mr. Hards addressed the Board and reviewed a list of services provided by TGM.

Director Chumley inquired about the District's authority to undertake projects outside the boundaries of the District. Ms. Holoubek stated that the District may undertake projects outside its boundaries as long as they benefit the District.

Director Lee stated that there has been increased resident discussion regarding the District's upcoming Bond Elections. Discussion ensued regarding the upcoming Bond Elections.

APPROVE MINUTES

The Board considered approving the minutes of March 27, 2025, regular meeting. Following review and discussion, Director Yorlano moved to approve the March 27, 2025 regular meeting minutes listed above, as presented. Director Lee 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. Following review and discussion, Director Lee moved to approve the bookkeeper's report and the checks presented for payment. 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 2024 taxes were 97.69% collected by the end of March. Following review and discussion, Director Chumley moved to approve the tax report and payment of the tax bills. The motion was seconded by Director Brown 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.

Mr. Zercher reported on fence debris located on the District's drainage easements from Hurricane Beryl. He presented and reviewed a proposal for the removal of debris in the amount of \$9,894.80.

After review and discussion, Director Lee moved to: (1) approve the maintenance report; and (2) approve the proposal in the amount of \$9,894.80 for the debris removal. Director Chumley seconded the motion, which passed unanimously.

LANDSCAPING IMPROVEMENT PROJECTS

The Board reviewed the Landscape Architect report, a copy of which is attached.

The Board reviewed an update on the Sterling Lakes North (Canterra Creek) Sections 4 and 6 Landscape Improvements and considered approval of Pay Estimate No. 6 in the amount of \$126,570.18, payable to Terry's.

The Board reviewed an update on the Canterra Creek Karsten Boulevard

Landscape Improvements and considered approval of Pay Estimate No. 5 in the amount of \$25,918.20, payable to Woodcreek Landscape Company, Inc.

The Board considered authorizing KGA/DeForest Design LLC to begin design of Karsten Boulevard Phase 4 Landscape Improvements and Sterling Lakes Drive North Extension Landscape Improvements, respectively.

The Board considered awarding the construction contract for the Phase One Amenity Improvements Alternative Lighting project to Stone Castle Constructors, LLC ("Stone Castle"), the lowest bidder, in the amount of \$23,475.00 for solar power. The Board concurred that, in its judgment, Stone Castle was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

Following review and discussion, and based on the landscape architect's recommendation, Director Yorlano moved to: (1) approve the Landscape Architect report; (2) approve Pay Estimate No. 6 in the amount of \$126,570.18; (3) approve Pay Estimate No. 5 in the amount of \$25,918.20; (4) authorize design of Karsten Boulevard Phase 4 Landscape Improvements and Sterling Lakes Drive North Extension Landscape Improvements; and (5) award the contract for construction of the Phase One Amenity Improvements Alternative Lighting project to Stone Castle in the amount of \$23,475.00, subject to receipt of the payment and performance bonds and the certificate(s) of insurance and endorsements, if any, provided by the contractor. Director Lee seconded the motion, which passed unanimously.

STORMWATER PERMITTING MATTERS, INCLUDING APPLICATION FOR COVERAGE UNDER 2024 TPDES GENERAL PERMIT NO. TXR040000, AND APPROVE MASTER SERVICES AGREEMENT WITH STORM WATER SOLUTIONS AND PROPOSAL FOR SERVICES

There was no discussion on this agenda item.

ENGINEERING MATTERS

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

Ms. Vincent updated the Board regarding construction of Sterling Lakes North Lift Station No. 2 and reviewed and recommended approval of Pay Estimate No. 8 in the amount of \$11,400.00, payable to 5J Services, LLC.

Ms. Vincent updated the Board regarding construction of Cedar Rapids Commercial Detention and Mass Grading and reviewed and recommended approval of Pay Estimate No. 2 in the amount of \$66,860.10, payable to DC Contracting Services, LLC.

Following review and discussion, Director Lee moved, based on the engineer's recommendation, to: (1) approve the engineer's report; (2) approve Pay Estimate No. 8 in the amount of \$11,400.00; and (3) approve Pay Estimate No. 2 in the amount of \$66,860.10. Director Chumley seconded the motion, which passed unanimously.

DISCUSS WASTEWATER TREATMENT PLANT LEASE BUY OUT AND AUTHORIZE APPROPRIATE ACTION

Ms. Holoubek stated the ELS has recommended and requested that the Board consider buying out the phase 3 lease with AUC Group, LLC for the wastewater treatment plant. Discussion ensued. After review and discussion, Director Chumley authorized the appropriate District consultants to move forward with the lease buy out. Director Lee seconded the motion, which passed unanimously.

DEEDS AND EASEMENTS

Ms. Holoubek presented and reviewed a (i) 0.0789-acre Storm Sewer Easement and (ii) Partial Abandonment of 0.6966-acre Force Main Easement. After review and discussion, Director Lee moved to approve the above-mentioned easements. Director Yorlano seconded the motion, which passed unanimously.

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

There was no discussion on this agenda item.

REPORT ON DEVELOPMENT

Mr. Wadley updated the Board on development in the District.

UPDATE ON BOND ELECTION

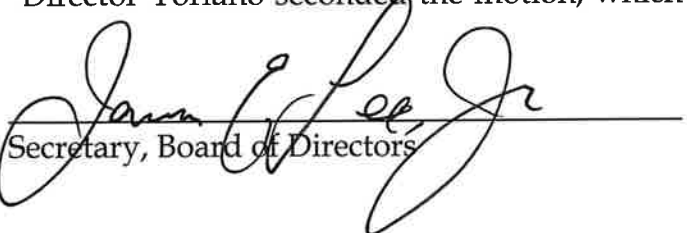
There was no discussion on this agenda item.

NEXT MEETING DATE

The Board noted that the next regular meeting would be on May 13, 2025, subject to securing a quorum.

There being no further business to come before the Board, Director Chumley made a motion to adjourn the meeting. Director Yorlano seconded the motion, which passed unanimously.




Secretary, Board of Directors

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