

ROMAN FOREST PUBLIC UTILITY DISTRICT NO. 3

Minutes of Meeting of Board of Directors

May 8, 2025

The Board of Directors (the “Board”) of Roman Forest Public Utility District No. 3 (the “District”) held its regular monthly meeting in accordance with the duly posted notice of meeting and the Texas Open Meetings Act. The roll was called of the duly constituted officers and members of said Board, as follows:

Ruth Ann Rawlins	President
Joanis Riebl	Vice President
Anna Jane Hornaday	Secretary/Treasurer
Robert Parr	Director
Randy Mire	Director

All the above were present except Directors Riebl and Hornaday, thus constituting a quorum.

Also present at the meeting were Jonathan Roach*, Ray Arce, and Jessica Gentry of Roach & Associates, PLLC (the “District’s Attorney”); Eric Gonzalez of Clarity Consulting Corporation (the “District’s Bookkeeper”); Sarah Caudle of Utility Tax Service, LLC (the “District’s Tax Assessor”); Sergio Handal, who entered later in the meeting, of Odyssey Engineering Group (the “District’s Engineer”); Mario Garcia of Municipal Operations and Consulting, Inc. (the “District’s Operator”); Ryan Keller of Southern Oaks Water Systems (the “District’s Developer”); and Brian Taton of Double Oak Erosion (the “District’s Mowing/Maintenance Consultant”). [*Remote Attendees]

PUBLIC COMMENTS

There were no public comments.

MINUTES OF PRIOR BOARD MEETING

The Board considered the regular meeting minutes of April 10, 2025, for approval. After no discussion, Director Mire motioned to approve the April 10, 2025, regular meeting minutes. Director Parr seconded the motion, which passed unanimously.

MOWING AND MAINTENANCE REPORT

Mr. Taton presented the Mowing and Maintenance Report; a copy is attached as **Exhibit “A”**. After some discussion, Director Parr motioned to approve the Mowing and Maintenance Report. Director Mire seconded the motion, which passed unanimously.

TAX ASSESSOR’S REPORT

Ms. Caudle presented and reviewed the Tax Assessor’s Report; a copy is attached as **Exhibit “B”**. After some discussion, Director Parr motioned to approve the Tax Assessor’s Report and payment of invoices. Director Mire seconded the motion, which passed unanimously.

BOOKKEEPER’S REPORT

Mr. Gonzalez presented and reviewed the Bookkeeper's Report; a copy is attached as **Exhibit "C"**. The Board had a discussion regarding TexPool and Texas Class. After no further discussion, Director Parr motioned to approve the Bookkeeper's Report and payment of invoices. Director Mire seconded the motion, which passed unanimously.

OPERATOR'S REPORT

Mr. Garcia presented the Operator's Report; a copy is attached as **Exhibit "D"**. After some discussion, Director Mire motioned to approve the Operator's Report. Director Parr seconded the motion, which passed unanimously.

Mr. Handal entered the meeting.

Mr. Gonzalez exited the meeting.

DEVELOPER'S REPORT

Mr. Keller noted that he had previously discussed with the Board, an agreement between the District's Developer and the District regarding tap capacity and one-offs. The Board ensued in further discussion regarding capital recovery fees, developer agreements, and the Blue Topaz ("BT") agreement.

UPDATE ON COMMUNICATIONS WITH ROMAN FOREST CONSOLIDATED MUNICIPAL UTILITY DISTRICT ("RFCMUD"), ROMAN FOREST PUBLIC UTILITY DISTRICT NO. 4, AND ADJACENT PROPERTY OWNERS

The Board discussed the current status of the RFCMUD agreement and the next steps. Mr. Handal noted that after the BT agreement is finalized, the District's Engineer can contact Bull-G about honoring their original bid for the project. Next, the Board discussed the RFCMUD interconnect improvements. Mr. Garcia noted various necessary tasks, including root cutting, televising, plugs for the water and sewer lines, and removing the sewer taps.

Ms. Caudle and Mr. Taton exited the meeting.

After some discussion, Director Parr motioned to: (1) move forward on the BT interconnect agreement; (2) authorize the District's Engineer to contact Bull-G; (3) authorize the District's Engineer to begin design for the RFCMUD interconnect; and (4) authorize the District's Operator to perform the various operational tasks discussed above. Director Mire seconded the motion, which passed unanimously.

SERIES 2025 BONDS AND OPTIONS FOR FUTURE BOND APPLICATIONS

There was nothing new to report.

ENGINEER'S REPORT

There was nothing new to report.

DIRECTOR'S REPORT

There was nothing new to report.

ATTORNEY'S REPORT

Mr. Roach noted that the 89th Legislative Session ends on June 2, 2025, and confirmed that the District's Attorney is monitoring what is being passed. Next, he noted that the District's Attorney received communications from a prospective homebuilder that is interested in buying a recently de-annexed lot, in hopes of re-annexing it into the District. The Board ensued into further discussion.

*EXECUTIVE SESSION PURSUANT TO TEXAS GOVERNMENT CODE SECTIONS 551.071, 551.074, ET. SEQ.

The Board did not enter an executive session.

DISCUSS PENDING BUSINESS AND MATTERS FOR FUTURE AGENDAS

The Board concurred to reconvene for their next regular meeting on June 5, 2025, at 12:00 p.m. at the District Attorney's Office. There being no further business to discuss, Director Parr motioned to adjourn the meeting. Director Mire seconded the motion, which passed unanimously.

Approved this 5th day of June 2025.

/s/ Anna Jane Hornaday
Secretary, Board of Directors

[SEAL]



LIST OF EXHIBITS

- Exhibit A - Mowing and Maintenance Report
- Exhibit B - Tax Assessor's Report
- Exhibit C - Bookkeeper's Report
- Exhibit D - Operator's Report