

ROMAN FOREST PUBLIC UTILITY DISTRICT NO. 3

Minutes of Meeting of Board of Directors

December 4, 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 Director Hornaday, who joined via telephone conference later in the meeting (but was unable to participate in discussion or voting in accordance with the requirements of the Texas Open Meetings Act), and Director Riebl, 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”); Monica Pena of Utility Tax Service, LLC (the “District’s Tax Assessor”); Sergio Handal* 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”); Brian Taton of Double Oak Erosion (the “District’s Mowing/Maintenance Consultant”); and Ana Serrano*, who entered later in the meeting, a member of the public. [*Remote Attendees]

PUBLIC COMMENTS

There were no public comments.

MINUTES OF PRIOR BOARD MEETING

The Board considered the regular meeting minutes of November 6, 2025, for approval. After no discussion, Director Parr motioned to approve the minutes of November 6, 2025, regular meeting. Director Mire 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”.

Ms. Serrano entered the meeting.

REVIEW AUDIT REPORT FOR FISCAL YEAR ENDING (“FYE”) SEPTEMBER 30, 2025

Mr. Roach noted that the District’s Auditor is still awaiting documentation to complete the Fiscal Year End September 30, 2025, Audit Report.

TAX ASSESSOR’S REPORT

Ms. Pena 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”. He presented Pay Estimate No. 1 payable to Bull G Construction LLC (“Bull-G”) for the waterline replacement and extension, explaining that the District’s Developer would be fronting the cost. The Board then proceeded to discuss other invoicing matters.

Director Hornaday entered the meeting remotely.

After some 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”.

Mr. Gonzalez temporarily exited the meeting.

Mr. Garcia reported that two (2) of the three (3) valves on the battery line have been installed. He explained that installation of the third valve has been challenging due to limited ground clearance between the main line and the adjacent ditch. Mr. Garcia further noted that he has discussed this with Roman Forest Consolidated Municipal Utility District (“RFCMUD”), and they have agreed to install the third valve on its side of the main line, with the valve extending slightly above grade. Director Rawlins asked about measures to prevent unauthorized operation of the valve, and Mr. Garcia confirmed that appropriate protective and security measures will be implemented.

Mr. Gonzalez re-entered the meeting.

Mr. Garcia then presented an amendment to the District Operator’s agreement, noting that the sole revision provides that meter change-outs will no longer be billed at a flat fee due to fluctuations in time and materials. After further discussion, Director Parr motioned to approve: (1) the Operator’s Report, including the delinquent cut-off list; and (2) the District Operator’s amended agreement. Director Mire seconded the motion, which passed unanimously.

DEVELOPER'S REPORT

Mr. Keller presented development updates, noting a slight issue related to the location of the Blue Topaz waterline extension. The Board ensued in discussion about the matter, including considerations regarding a potential increase in tap fees.

UPDATE ON COMMUNICATIONS WITH RFCMUD, ROMAN FOREST PUBLIC UTILITY DISTRICT NO. 4, AND ADJACENT PROPERTY OWNERS

This item was discussed above.

SERIES 2026 BONDS AND OPTIONS FOR FUTURE BOND APPLICATIONS

Mr. Roach noted that he had reached out to the District's Financial Advisor and other related entities to do further historical research on the District's previous bankruptcy.

ENGINEER'S REPORT

Mr. Handal presented the Engineer's Report; a copy is attached as Exhibit "E", providing the following updates:

1. Water Interconnect with RFCMUD, noting the District's Engineer received the Letter of No Objection from the City of Roman Forest. He further noted that plans had been submitted to RFCMUD's engineer, and that the District's Engineer had received and addressed their comments. Mr. Handal stated that they received two (2) bids and recommended Bull-G's bid in the amount of \$92,694.00. The Board then discussed a change order not to exceed \$40,000.00 for the installation of a necessary valve.
2. Waterline Extension for Interconnect with Blue Topaz, noting that the project is approximately 90% complete. He explained that Bull-G encountered an existing electrical conduit that conflicts with the waterline construction and stated that the cost to relocate the conduit is \$16,040.82. Mr. Handal then presented Change Order No. 2 for the relocation of the conduit. Next, he presented Pay Estimate No. 1 in the amount of \$192,784.50 for work completed on the waterline extension.

After some discussion, Director Parr motioned to approve: (1) the Engineer's Report; (2) Awarding the RFCMUD Water Interconnect project to Bull-G; (3) a Change Order not to exceed \$40,000.00 for the valve, as discussed; (4) Change Order No. 2; and (5) Pay Estimate No. 1. Director Mire seconded the motion, which passed unanimously.

Mr. Keller noted that he will request to be placed on RFCMUD's agenda for its next meeting to discuss the smart covers.

DIRECTOR'S REPORT

There was nothing new to report.

EMINENT DOMAIN REPORT FILING WITH THE COMPTROLLER

Mr. Roach noted that government entities, including the District, that have eminent domain authority are required to file an annual report with the State Comptroller by February 1 each year. Director Parr motioned to authorize the filing of the annual Eminent Domain Report by the District's Attorney. Director Mire seconded the motion, which passed unanimously.

ATTORNEY'S REPORT

There was nothing to report.

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

The Board did not enter executive session.

DISCUSS PENDING BUSINESS AND MATTERS FOR FUTURE AGENDAS

The Board concurred to reconvene for their next regular meeting on January 8, 2026, at Roman Forest City Hall at 5:00 p.m. There being no further business to discuss, Director Parr motioned to adjourn the meeting. Director Mire seconded the motion, which passed unanimously.

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Approved this 5th day of February 2026.

/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
- Exhibit E - Engineer's Report