

ROMAN FOREST PUBLIC UTILITY DISTRICT NO. 3

Minutes of Meeting of Board of Directors

October 9, 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 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”); 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 September 4, 2025, for approval. After no discussion, Director Hornaday motioned to approve the minutes of the September 4, 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”**. Director Parr motioned to approve the report, as presented. Director Hornaday seconded the motion, which passed unanimously.

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 Hornaday seconded the motion, which passed unanimously.

DELINQUENT TAX REPORT

Mr. Roach presented the Delinquent Tax Report and noted that no action was required at this time.

REVIEW 2025 TAX RATE RECOMMENDATION

The Board reviewed the tax recommendation of \$0.7037 proposed last month, consisting of \$.00 Debt Service (DS) and \$0.7037 for Maintenance and Operations (“M&O”).

PUBLIC HEARING ON 2025 TAX RATE

The Board opened a public hearing regarding the District’s 2025 tax rate. Mr. Roach noted that the proposed tax rate is \$0.7037 per \$100 of assessed valuation for M&O and advised that the proposed rate and corresponding hearing notice had been published as directed by the Board at its last meeting. Upon no comments from the public, the Board concurred to close the public hearing.

ORDER LEVYING 2025 TAX RATE

Mr. Roach presented an Order Levying Taxes for 2025 reflecting the tax rates proposed by the Board; a copy is attached as Exhibit “C”. After no questions, Director Hornaday motioned to adopt the Order Levying Taxes, indicating a 2025 tax rate of \$0.7037 per \$100 of assessed valuation for M&O. Director Mire seconded the motion, which passed unanimously.

AMENDED DISTRICT INFORMATION FORM (WITH NEW TAX RATE AND STATUTORY UPDATES, AS APPLICABLE)

The Board considered approving the Amendment to District Information Form (“DIF”) to reflect the District’s 2025 tax rate; a copy is attached as Exhibit “D”. Director Hornaday motioned to approve the Amendment to DIF to be filed with Montgomery County and the Texas Commission on Environmental Quality (“TCEQ”) as required by law. Director Parr seconded the motion, which passed unanimously.

BOOKKEEPER’S REPORT

Mr. Gonzalez presented and reviewed the Bookkeeper’s Report; a copy is attached as Exhibit “E”. After some discussion, Director Parr motioned to approve the Bookkeeper’s Report and payment of invoices. Director Hornaday seconded the motion, which passed unanimously.

OPERATOR’S REPORT

Mr. Garcia presented the Operator’s Report; a copy is attached as Exhibit “F”. He reported that a leak had been detected within the District and explained that the District’s Operator attempted to isolate the leak by closing two (2) valves; however, the effort was unsuccessful. Mr. Garcia recommended installing three (3) additional valves to provide proper isolation, noting that the installation would require approximately one (1) day to complete. After discussion, Director

Hornaday moved to authorize the installation of three (3) isolation valves. Director Parr seconded the motion, which carried unanimously. Following further review, Director Hornaday then moved to approve the Operator's Report as presented. Director Mire seconded the motion, which passed unanimously.

ENGINEER'S REPORT

Mr. Handal presented the Engineer's Report; a copy is attached as **Exhibit "G"**, providing an update on the Waterline Extension for Interconnect with Blue Topaz, noting that Bull-G Construction has mobilized and started construction, and is approximately 40% complete. Mr. Handal then presented Change Order No. 1 in the amount of \$46,000 for Board approval, which would be paid from the upcoming Bonds.

After some discussion, Director Hornaday motioned to approve the Engineer's Report. Director Parr seconded the motion, which passed unanimously.

DEVELOPER'S REPORT

Mr. Keller provided an update on the Stonefield development, noting that the electricians anticipate completing their work in November. He further reported that he is currently working with the project engineer on the paving design.

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

Director Parr inquired whether RFCMUD is considering providing temporary water service to the developer. Mr. Kellery responded that RFCMUD is requesting proof of the Blue Topaz Wholesale Agreement (the "BT Agreement") and therefore it is uncertain whether the developer will ultimately obtain temporary service. Director Parr expressed concern regarding potential legal fees associated with this process. Mr. Keller noted that no additional attorney's fees should be incurred. Further discussion ensued regarding possible temporary interim water service options.

Messrs. Garcia, Taton, Gonzales, and Ms. Pena exited the meeting at this time.

Director Rawlings stated that if no response is received from Ms. Anders by next week, the District should approach the City. Mr. Keller advised that he can contact the City directly, and if the agreement is not signed by Monday, the District will proceed with City coordination.

Mr. Keller then noted that since he was removed as a signatory from the BT Agreement, despite the developer being responsible for funding, Mr. Green recommended executing a separate agreement with Mr. Keller confirming his payment obligation. Mr. Roach advised that having Mr. Keller as a signatory reflects his financial responsibility, whereas omitting him could imply potential liability for the District.

After discussion, Director Hornaday moved to approve either a standalone agreement or an amendment to the existing agreements between the District and Mr. Keller confirming his obligation to fund the Blue Topaz tap. Director Mire seconded the motion, which passed unanimously.

DIRECTOR'S REPORT

There was nothing new to report.

ATTORNEY'S REPORT

Mr. Roach noted the District is required by law to designate an office and any meeting places outside of the District. He stated that due to election purposes, the District Attorney's office should be designated as a District office for certain postings. He advised that the District's Attorney is moving offices in the Woodlands, Texas, and requested approval of adding the new address to the Order Establishing Office/Additional Meeting Places. After some discussion, Director Parr motioned to approve designating the District Attorney's new Woodlands, Texas, office as the District's regular business office as well as its official record keeping location. Director Mire seconded the motion, which passed unanimously.

Next, after a brief discussion regarding the District's proposed website, Director Hornaday motioned to engage and execute the website agreement between the District and Roach & Associates, PLLC. Director Mire seconded the motion, which passed unanimously.

SERIES 2025 BONDS AND OPTIONS FOR FUTURE BOND APPLICATIONS

Mr. Roach explained that the Bond Application Report ("BAR") involves a multi-party process between the District's Engineer preparing the BAR, the District's Financial Advisor and Attorney, to review and finalize the package for submittal to the Texas Commission on Environmental Quality ("TCEQ"). He advised that an official Order authorizing the submission to the TCEQ must be approved by the Board prior to transmittal.

Mr. Keller inquired about the anticipated timeline. Mr. Roach responded that once the application is submitted, TCEQ's review period is approximately forty-five (45) days; however, allowing for processing and subsequent pre-sale, sale, and closing activities, a total of roughly four (4) months from the date the application is deemed complete would be a reasonable best-case estimate.

After discussion, Director Hornaday motioned to approve the Order Authorizing the BAR to the TCEQ. Director Parr seconded the motion, which passed unanimously.

***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 November 6, 2025, at the District Attorney's new offices at 12:00 p.m. There being no further business to discuss, Director Hornaday motioned to adjourn the meeting. Director Mire seconded the motion, which passed

unanimously.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Approved this 6th day of November 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 - Order Levying 2025 Taxes
- Exhibit D - Amended District Information Form
- Exhibit E - Bookkeeper's Report
- Exhibit F - Operator's Report
- Exhibit G - Engineer's Report