

ROMAN FOREST PUBLIC UTILITY DISTRICT NO. 3

Minutes of Meeting of Board of Directors

April 2, 2026

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, thus constituting a quorum.

Also present at the meeting were 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 Rod Rudine of Texas Groundworks Management (“TGM”).

PUBLIC COMMENTS

Mr. Rudine introduced himself, noting that TGM provides mowing, tree care, irrigation installation, storm water quality reporting, and more. The Board ensued a brief discussion on the matter.

Mr. Rudine exited the meeting.

BOOKKEEPER’S REPORT

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

MINUTES OF PRIOR BOARD MEETING

The Board considered the minutes of the March 5, 2026, regular meeting. Director Parr motioned to approve the regular meeting minutes of March 5, 2026. Director Mire seconded the motion, which passed four-to-zero (4-0) with Director Hornaday abstaining.

MOWING AND MAINTENANCE REPORT

There was nothing new to 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 Hornaday motioned to approve the Tax Assessor's Report and payment of invoices. Director Mire seconded the motion, which passed unanimously.

DELINQUENT TAX REPORT

There was nothing new to report.

RESOLUTION AUTHORIZING ADDITIONAL PENALTY ON DELINQUENT REAL PROPERTY TAXES

Ms. Pena noted that, pursuant to the Texas Property Tax Code, the District could impose an additional penalty of up to 20% on delinquent real property taxes as of July 1st of each year, and that the penalty is essentially to cover the costs of collections by the District's Delinquent Tax Attorney pursuant to their contract with the District. After no questions or discussion, Director Riebl motioned to maintain the previously approved additional twenty percent (20%) penalty as authorized for 2020 and subsequent years and authorize the District's Delinquent Tax Attorney (Linebarger Goggan Blair & Sampson, LLP) to proceed with the usual statutory/contractual twenty percent (20%) additional penalty to be effective July 1, 2026. Director Hornaday seconded the motion, which passed unanimously.

OPERATOR'S REPORT

Mr. Garcia presented the Operator's Report; a copy is attached as Exhibit "C", and the delinquent cut-off list. The Board discussed the rate order study presented at the Board's committee meeting on March 17, 2026, noting the adjusted tap fee.

Mr. Gonzalez and Ms. Pena exited the meeting.

Next, Mr. Garcia presented the Red Flag Policy, noting that no issues were reported. Director Rawlins inquired about when the Drought Contingency Plan ("DCP") would need to be updated. Mr. Garcia confirmed that the District's Operator tends to follow suit when the City of Roman Forest (the "City") updates its DCP. After further discussion, Director Hornaday motioned to approve: (1) the Operator's Report, including the delinquent cut-off list; and (2) the adjusted tap fee, as discussed. Director Parr seconded the motion, which passed unanimously.

SERIES 2026 BONDS AND OPTIONS FOR FUTURE BOND APPLICATIONS

Ms. Gentry confirmed that the District's Attorney is still reviewing the discovered boxes containing historical bond documents.

DEVELOPER'S REPORT

Mr. Keller discussed the Will Serve letters that he had previously requested and asked if the language could be revised. Next, he noted that 627 taps had been made available through the completed expansion. He proposed entering into an agreement whereby 575 taps would be reserved

for the District's Developer, and 52 taps would be allocated to the District. After some discussion, Director Hornaday motioned to approve said agreement. Director Parr seconded the motion, which passed unanimously. Then, Mr. Keller noted that the City is preparing to solicit bids for road construction, having completed designs for the roads, roadside ditches, and certain drainage swales. A lengthy discussion ensued regarding the ditches within the District.

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

There was nothing new to report.

ENGINEER'S REPORT

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

1. Fuel Maxx, inquiring about when they should connect to the District's system. Mr. Handal reported that the City is not permitting new well drilling; however, an exception has been made for Fuel Maxx, which is now requesting service from the District. He noted that the District currently has limited capacity and is operating on a first-come, first-served basis. After discussion, the Board concurred that Fuel Maxx be contacted once the water plant expansion at Blue Topaz is completed in the coming year, at which time the connection to the system can be arranged.
2. Cornelius Land Development, LLC ("CLD"), reporting that the landowner provided an email indicating that the city does not object to the proposed office warehouse use. CLD then requested that the Board approve its water service request, contingent upon available capacity and receipt of a wastewater capacity denial letter.
3. Water Interconnect with RFCMUD, noting that RFCMUD's operator and engineer were present at the final walk site visit and did not express any objections to the completed project.
4. Drainage Improvements along Roman Forest Boulevard, noting that the District's Engineer inquired with Montgomery County regarding a drainage study for the area, and the county confirmed that no such study exists.
5. Waterline Extension for Interconnect with Blue Topaz, noting that the project is 100% complete, including the punch-list items.
6. Review Emergency Preparedness Plan ("EPP"), noting that the plan update is underway.

After some discussion, Director Hornaday motioned to approve: (1) the Engineer's Report; (2) the CLD Utility Commitment Letter; and (3) the CLD Wastewater Capacity Denial Letter. Director Parr seconded the motion, which passed unanimously.

DIRECTOR'S REPORT

There was nothing new to report.

COMMUNICATIONS REPORT

Ms. Gentry presented the Communications Report; a copy is attached as **Exhibit "E"**. The Board discussed content to be posted to the District's website.

REVIEW OF CONSULTANT AND VENDOR CONTRACT OPTIONS

This item was deferred.

ATTORNEY'S REPORT

There was nothing new to report.

***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 May 7, 2026, at Roman Forest City Hall at 6:30 p.m. There being no further business to discuss, Director Hornaday motioned to adjourn the meeting. Director Parr seconded the motion, which passed unanimously.

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Approved this 7th day of May 2026.

/s/ Joanis Riebl
Vice President, Board of Directors

[SEAL]



LIST OF EXHIBITS

- Exhibit A - Bookkeeper's Report
- Exhibit B - Tax Assessor's Report
- Exhibit C - Operator's Report
- Exhibit D - Engineer's Report
- Exhibit E - Communications Report