

ROMAN FOREST PUBLIC UTILITY DISTRICT NO. 3

Minutes of Meeting of Board of Directors

July 10, 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:

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| 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 Jonathan Roach*, who entered later virtually in the meeting, 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”); Bo Brewer of Municipal Operations and Consulting, Inc. (the “District’s Operator”); Ryan Keller of Southern Oaks Water Systems (the “District’s Developer”); and Scott Rawlins, Joshua Wright, Shauntil Cox, Janet Anders, a gentlemen resident in the District who would not provide his name (“Anonymous Resident”), and Norma Davila*, who entered later virtually in the meeting, members 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 June 5, 2025, for approval. After no discussion, Director Parr motioned to approve the June 5, 2025, regular meeting minutes. Director Hornaday seconded the motion, which passed unanimously.

MOWING AND MAINTENANCE REPORT

Mr. Arce presented the Mowing and Maintenance Report; a copy is attached as **Exhibit “A”**.

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.

DELINQUENT TAX REPORT

Mr. Arce presented the Delinquent Tax Report, noting there was no action.

BOOKKEEPER’S REPORT

Mr. Gonzalez presented and reviewed the Bookkeeper's Report; a copy is attached as Exhibit "C". 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. Brewer presented the Operator's Report; a copy is attached as Exhibit "D", presenting the delinquent cut-off list.

Mr. Roach entered the meeting virtually.

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

DEVELOPER'S REPORT

Mr. Keller noted a few updates on development within the District, discussing the new meter vault that would be placed on Ms. Anders' property. Next, he said that the ditch in front of Ms. Anders' home had a wall of vegetation that had not been maintained in several years and was experiencing extreme flooding. Ms. Anders requested that the District clean and maintain the ditch in front of her property before installing the vault on her property. Further discussion ensued regarding this matter.

Messrs. Wright, Gonzalez, and Ms. Pena exited the meeting.

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

Mr. Roach noted a few changes made to the RFCMUD agreement. The Board ensued further discussion regarding the matter. Next, Mr. Handal said that all sanitary lines had been plugged, and all water valves had been closed. Mr. Handal stated that a discussion with the District's Operator is pending regarding whether waterline plugs are required. Next, he noted that the District's Engineer received the requested pressure information from Blue Topaz ("BT"), noting that the pressure to be delivered from BT is higher than the pressure currently being received from RFCMUD. He stated that a pressure-reducing valve would be required and that the District's Engineer would work on a change order to the Bull-G Construction contract to incorporate this valve.

SERIES 2025 BONDS AND OPTIONS FOR FUTURE BOND APPLICATIONS

There was nothing new to report.

ENGINEER'S REPORT

Mr. Handal presented the Engineer's Report; a copy is attached as Exhibit "E".

- (1) Sanitary Sewer along Roman Forest Blvd. and Fairway Drive - Televising and Rehabilitation, noting that the tree roots had been cut and obstructions removed. He stated that the District's Engineer is awaiting pipe offsets and cure-in-place pipe on the entire segment.

- (2) Water Interconnect with RFCMUD, noting that the construction plans had been submitted for agency review, but still need to be submitted to RFCMUD's engineer. He said the District's Engineer has determined the need for an easement and indicated they are working with the District's Developer and the property's homeowner to obtain the easement.
- (3) Waterline Extension for Interconnect with Blue Topaz, noting that the construction contract was awarded to Bull-G Construction, and presented it for the Board's execution. He stated that the District's Engineer is ready to schedule a pre-construction meeting upon Board approval to proceed.

REVIEW OPTIONS FOR INSURANCE POLICIES (EXPIRE SEPTEMBER 30, 2025)

Mr. Roach informed the Board that the District's insurance policies with TML expire on September 30, 2025, and indicated that renewal policies had been sent to the District's Attorney. He stated that he would review the renewal quotes and present them to the Board at their next meeting.

DIRECTOR'S REPORT

Director Rawlins discussed the sessions she attended at the Association of Water Board Directors' 2025 Summer Conference, covering topics such as water accountability, population trends, and managing utility infrastructure.

Ms. Davila entered the meeting virtually.

ATTORNEY'S REPORT

Mr. Roach noted that most bills approved during the recent legislative session have an effective start date of September 1, 2025. He further stated that a special legislative session had been called for July 21, 2025.

POSSIBLE WEBSITE OPTIONS

There was nothing new to report.

Messrs. Rawlins, Garcia, Anonymous Resident, Ms. Anders, and Ms. Davila exited the meeting.

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

The Board entered an executive session at 7:26 p.m.

RECONVENE IN OPEN SESSION AND AUTHORIZE ANY ACTION RESULTING FROM EXECUTIVE SESSION

The Board reconvened in an open session at 7:42 p.m.

DISCUSS PENDING BUSINESS AND MATTERS FOR FUTURE AGENDAS

The Board concurred to reconvene for their next regular meeting on August 7, 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.

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Approved this 7th day of August 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
- Exhibit E - Engineer's Report