

MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

February 10, 2026

THE STATE OF TEXAS §

COUNTIES OF BRAZORIA AND FORT BEND §

BRAZORIA-FORT BEND COUNTIES MUNICIPAL UTILITY DISTRICT NO. 3 §

The Board of Directors (the “Board”) of Brazoria-Fort Bend Counties Municipal Utility District No. 3 (the “District”) met in regular session, open to the public, at 12:00 p.m. on Tuesday, February 10, 2026, at 9 Greenway Plaza, Suite 1000, Houston, Texas 77046, a designated meeting place outside the boundaries of the District; and via zoom and telephone conference at (346) 248-7799, participant code 881 5691 1881 Passcode: #213179, whereupon, the roll was called of the members of the Board of Directors, to-wit:

Corinne Haworth	-	President
Julie Winkle	-	Vice President
Afolake Cannon	-	Secretary
Bret Fugate	-	Assistant Secretary
Quinan Chang	-	Assistant Secretary

All members of the Board of Directors were present, thus constituting a quorum.

Also present at the meeting were: Chris Prugar of Tierra Financial Advisors, LLC, the District’s Financial Advisor; Hunter Soape of CDC Unlimited, LLC; Brandon West of Touchstone District Services, the District’s web services provider; Vanessa Hernandez of Myrtle Cruz, Inc., the District’s Bookkeeper; Carlous Smith of SiEnvironmental (“Si”), the District’s Operator; Patrick Newton of LJA Engineering, the District’s Engineer; Sara Ahlschlager-Caudle of Utility Tax Service, LLC, the District’s Tax Assessor-Collector (“TAC”); and Emily Forswall, attorney, and Monica Britton, paralegal, of Coats Rose, P.C. (“Coats|Rose”), legal counsel for the District.

Whereupon, the meeting was called to order in accordance with the law and the notice posted, copies of which are attached hereto as Exhibit “A.”

HEAR FROM THE PUBLIC

No public comments were presented.

APPROVE MINUTES OF MEETING

The Board reviewed the minutes from the meeting held January 13, 2026, which were previously distributed to the Board. Upon a motion by Director Cannon, seconded by Director Fugate, the Board voted unanimously to approve the minutes from the meeting held January 13, 2026, subject to revision.

HEAR CDC UNLIMITED REPORT

The Board recognized Mr. Soape who presented the mowing/detention maintenance report, a copy of which is attached hereto as Exhibit "B."

Next, Mr. Soape presented the following proposals of the Board's review and consideration:

- Clean up of car parts from Pond B accident; and
- Conduct tree survey, prepare replacement and maintenance plan.

The Board requested the District's Legal Counsel to reach out the HOA regarding the accident clean up to request any information they may have on the accident and or the vehicle owner.

Upon a motion by Director Fugate, seconded by Director Cannon, the Board voted unanimously to approve (i) the proposal for clean up of car parts from Pond B accident and (ii) the tree survey, prepare replacement and maintenance plan.

BOOKKEEPER'S REPORT

The Board recognized Ms. Hernandez who presented the Bookkeeper's Report for the Board's review and approval, along with certain checks for payment. A copy of the Bookkeeper's Report is attached hereto as Exhibit "C."

Review draft budget for fiscal year end March 31, 2027

Next, Ms. Hernandez presented a draft budget for the Board's review, a copy of which is included in the report. Ms. Hernandez informed the Board that the budget must be adopted at the March meeting.

Upon a motion duly made by Director Cannon, seconded by Director Winkle, the Board voted unanimously to approve the Bookkeeper's Report and payment of the bills therein.

TAX ASSESSOR-COLLECTOR'S REPORT

The Board recognized Ms. Ahlschlager-Caudle who presented the Tax Assessor-Collector's Report for the Board's review and approval, along with certain checks for payment for the month of January, 2026. Ms. Ahlschlager-Caudle stated that 95.51% of the 2025 tax levy has

been collected as of December 31, 2025. A copy of the Tax Assessor-Collector's Report is attached hereto as Exhibit "D."

After review and discussion, Director Fugate moved to approve the Tax Assessor-Collector's Report and payment of the bills presented therein. Director Winkle seconded the motion, which passed unanimously.

ADOPT RESOLUTION CONCERNING 2026 TAX EXEMPTIONS

The Board recognized Mr. Prugar who discussed the Over 65 and Disabled Property Tax Exemption. Mr. Prugar noted that the District's current exemption offering from ad valorem taxation by the District is \$5,000 of the appraised value of residence homesteads. He recommended retaining the current exemption. Consideration was then given to adopt the Resolution Concerning 2026 Tax Exemptions, a copy of which is attached hereto as Exhibit "E."

Upon a motion made by Director Cannon, seconded by Director Fugate, the Board voted unanimously to approve the Resolution Concerning Tax Exemptions for 2026.

RESOLUTION IMPLEMENTING 20% PENALTY ON 2025 DELINQUENT TAXES

Ms. Forswall presented a Resolution Implementing 20% Penalty on 2025 Delinquent Taxes, a copy of which is attached hereto as Exhibit "F." Ms. Forswall noted that January 31, 2026 was the deadline to pay 2025 property taxes without incurring penalties and interest charges. She then stated all delinquent personal and real property accounts will be turned over to the District's delinquent tax attorney for collection and an additional 20% penalty will be implemented on all accounts that remain delinquent on July 1, 2026 to defray the costs of collection.

Upon a motion made by Director Cannon, seconded by Director Fugate, the Board voted unanimously to approve the Resolution Implementing 20% Penalty on 2025 Delinquent Taxes authorizing 20% penalty on 2025 taxes that are delinquent as provided by Texas Property Code Sections 33.07 and 33.11

OPERATOR'S REPORT

The Board recognized Mr. Smith who presented the Operator's Report, a copy of which is attached hereto as Exhibit "G." Mr. Smith noted that there were 1,821 connections in the month ending January 31, 2026, and that the total water accountability for the District was 99.19%. He also presented a list of delinquent accounts.

Mr. Smith next informed the Board that a resident requested a high usage credit. He noted that a meter test was completed and that the usage was valid.

Following review and discussion, upon a motion made by Director Cannon and seconded by Director Fugate, the Board voted unanimously to (i) approve the Operator's Report and the action items listed therein and (ii) grant a one-time high usage credit adjustment.

ENGINEER'S REPORT

The Board recognized Mr. Newton who presented and reviewed the Engineer's Report, a copy of which is attached hereto as Exhibit "H." No action was taken.

TOUCHSTONE DISTRICT SERVICE'S REPORT

The Board recognized Mr. West who presented Touchstone District Services' Communications Report, a copy of which is attached hereto as Exhibit "I." Mr. West provided updates on communication projects and tasks that have occurred since the last meeting. No action was taken.

ATTORNEY'S REPORT

The Board recognized Ms. Forswall who presented the Attorney's Report.

Renew District's Insurance

Ms. Forswall presented a renewal proposal from McDonald & Wessendorff to renew the District's insurance, a copy of which is attached hereto as Exhibit "J."

Upon a motion by Director Winkle, seconded by Director Cannon, the Board voted unanimously to approve the renewal proposal from McDonald & Wessendorff to renew the District's insurance.

There being no further business to come before the Board, upon a motion duly made, seconded and approved unanimously, the meeting was adjourned.

PASSED, APPROVED AND ADOPTED this 10th day of March, 2026.

(DISTRICT SEAL)



Afalake Cannon

Secretary, Board of Directors