

MINUTES
WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 37

April 10, 2025

The Board of Directors (the “Board”) of Waller County Municipal Utility District No. 37 (the “District”) met in regular session, open to the public, on the 10th day of April, 2025, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Matthew C. Deal	President
Mark Witcher	Vice President
Brian Welch	Secretary
Leigh Ellis III	Assistant Secretary
David Moriniere	Assistant Vice President

and all of the above were present except Directors Witcher and Welch, thus constituting a quorum.

Also attending the meeting were Tim Applewhite of McGrath & Co., PLLC (“McGrath”); Blair Bozoarth of Quiddity Engineering, LLC (“Quiddity”); Tracey Scott of Myrtle Cruz, Inc.; Mia Hargrove of Municipal District Services (“MDS”); Patty Rodriguez of Bob Leared Interests; and Greer Pagan and Marlo Gordon of Allen Boone Humphries Robinson LLP (“ABHR”).

PUBLIC COMMENTS

There were no comments from the public.

APPROVE MINUTES

The Board considered approving the minutes of February 13, 2025, regular meeting. After review and discussion, Director Deal moved to approve the minutes, as presented. Director Moriniere seconded the motion, which passed unanimously.

AUTHORIZE AUDITOR TO CONDUCT AUDIT FOR FISCAL YEAR END APRIL 30, 2025

Mr. Applewhite reviewed an evergreen audit engagement letter from McGrath for authorization to conduct the District’s audit for fiscal year end April 30, 2025. He stated that the estimated cost of the audit will be in the range of \$15,000 to \$17,000. Following discussion, Director Deal moved to authorize McGrath to conduct the District’s audit for fiscal year end April 30, 2025. Director Moriniere seconded the motion, which passed unanimously.

SECURITY MATTERS

The Board reviewed the security patrol report previously disbursed, a copy of which is attached.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Scott presented and reviewed the bookkeeper's report, investment report, and the bills presented for payment from the District's accounts. Ms. Scott next presented and reviewed the proposed budget for fiscal year end April 30, 2026.

After review and discussion, Director Deal moved to (1) approve the bookkeeper's report and the checks presented for payment; and (2) adopt the budget for fiscal year end April 30, 2026, as presented. Director Moriniere seconded the motion, which passed by unanimous vote. A copy of the bookkeeper's report is attached.

RESOLUTION REQUESTING APPRAISAL OF PROPERTY AND CERTIFICATE OF ESTIMATED APPRAISED VALUE

The Board discussed requesting an appraisal of property and certificate of estimated appraised value for the District as of May 1, 2025. After review and discussion, Director Deal moved to adopt a Resolution Requesting Appraisal of Property and Certificate of Estimated Appraised Value and direct that the Resolution be filed appropriately and retained in the District's official records. Director Moriniere seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Rodriguez presented and reviewed the tax assessor/collector's report, a copy of which is attached. Following review and discussion, Director Deal moved to approve the tax assessor/collector's report. Director Moriniere seconded the motion, which was approved by unanimous vote.

OPERATION OF DISTRICT FACILITIES; HEARING ON TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS AND AUTHORIZE TERMINATION OF SERVICE

Ms. Hargrove presented and reviewed the operator's report, a copy of which is attached.

Ms. Hargrove then presented a list of delinquent customers to the Directors and reported the residents on the termination list were delinquent in payment of their water and sewer bills and were given written notification, in accordance with the District's Rate Order, prior to the meeting of the opportunity to appear before the Board of Directors to

explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment.

Mr. Pagan discussed the District's drought contingency plan and explained the Texas Commission on Environmental Quality ("TCEQ") rules requirement that the District review its Drought Contingency Plan annually. He stated that no changes are recommended at this time. The Board concurred to make no changes.

Ms. Hargrove stated that the District's Identity Theft Prevention Program (the "Program") requires MDS to provide an annual written report evaluating the effectiveness of the Program, significant instances of identity theft detection, and any recommendations regarding changes to the Program. She reviewed the annual report on the District's Program, a copy of which is included in the operator's report. Ms. Hargrove stated that the procedures have been implemented. She stated that MDS is not recommending any changes to the Program at this time.

After review and discussion, Director Deal moved to (1) approve the operator's report; and (2) authorize termination of delinquent accounts in accordance with the District's Rate Order and direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director Ellis seconded the motion, which passed by unanimous vote.

REVIEW EMERGENCY PREPAREDNESS PLAN AND AUTHORIZE FILING OF UPDATES, IF NECESSARY

Mr. Pagan discussed the District's Emergency Preparedness Plan ("EPP") and requirements to file any updates with the TCEQ. He stated that the District is required to update the personnel and contact information listed in the EPP and submit the updated pages to the TCEQ and other required entities. Mr. Bozoarth stated that no updates are necessary at this time.

ENGINEERING MATTERS; DEEDS, EASEMENTS, ENCROACHMENT AGREEMENTS, WAIVERS OF SPECIAL APPRAISAL, AND PLAT MATTERS

Mr. Bozoarth updated the Board on engineering matters in the District, as reflected in Quiddity's report, a copy of which is attached.

Mr. Bozoarth updated the Board on Bond Application No. 3. He requested authorization for Robert W. Baird & Co. Incorporated ("Robert W. Baird") to prepare the Preliminary Official Statement. Discussion ensued.

After discussion, Director Deal moved to authorize Robert W. Baird to prepare the Preliminary Official Statement for Bond Application No. 3. Director Moriniere seconded the motion, which passed unanimously.

PARK AND RECREATIONAL FACILITIES MATTERS

There was no discussion on this agenda item.

REPORT ON DEVELOPMENT

Mr. Bozoarth generally discussed development in the District.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.


Secretary, Board of Directors

(SEAL)



LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Security patrol report	2
Bookkeeper's report.....	2
Tax assessor/collector's report	2
Operator's report.....	2
Engineer's report.....	3