

MINUTES  
NORTHEAST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1

May 5, 2025

The Board of Directors (the “Board”) of Northeast Harris County Municipal Utility District No. 1 (the “District”) met in regular session, open to the public, on the 5th day of May, 2025, by teleconference and at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Jim Moffatt	President
Keith Jaehne	Vice President
Tonya Nunez	Asst. Vice President
Ellen Crocker	Secretary
Ted Gaylord	Assistant Secretary

and all the above were present except Director Gaylord, thus constituting a quorum.

Also attending the meeting in person or by teleconference were Aaron Alford of Woodmere Development Company Ltd.; Loren Morales of Rathmann & Associates, L.P.; Greg McGrath of McGrath & Co. PLLC (“McGrath”); Marie Newsome of Storm Water Solutions; Renee Butler of McLennan & Associates, L.P.; Kristen Scott of Bob Leared Interests, Inc. (“BLI”); Mike Williams of Municipal Operations & Consulting, Inc. (“MOC”); Jason Hajduk of IDS Engineering Group (“IDS”); and Greer Pagan, Elizabeth Cone, Rachel Beeton, and Kerri Houck of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENT

The Board offered any members of the public attending the meeting the opportunity to make a public comment. There being no members of the public requesting to make a public comment, the Board moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the April 7, 2025, regular meeting. After review and discussion, Director Crocker moved to approve the minutes, as submitted. Director Jaehne seconded the motion, which passed unanimously.

AUTHORIZE AUDITOR TO CONDUCT AUDIT FOR FISCAL YEAR END MAY 31, 2025

The Board reviewed an evergreen engagement letter with McGrath for conducting the District’s fiscal year end May 31, 2025 audit. Mr. McGrath noted that the estimated fee for preparing the District’s audit for the fiscal year ending May 31, 2025, will be approximately \$17,000 to \$19,000. After review and discussion, Director Crocker moved

to authorize McGrath to conduct the District's audit for the fiscal year ending May 31, 2025. Director Jaehne seconded the motion, which passed unanimously.

#### FINANCIAL AND BOOKKEEPING MATTERS

Ms. Butler presented and reviewed the bookkeeper's report, a copy of which is attached, and presented the District's bills for payment. Following review and discussion, Director Moffatt moved to approve the bookkeeper's report, including payment of the bills, as discussed. Director Jaehne seconded the motion, which passed unanimously.

#### BUDGET FOR FISCAL YEAR END MAY 31, 2026

Ms. Butler presented and reviewed a draft of the District's budget for the fiscal year ending May 31, 2026. Following review and discussion, Director Moffatt moved to approve the budget, as presented. Director Jaehne seconded the motion, which passed unanimously.

#### APPROVE LETTER REQUESTING COPY OF FISCAL YEAR END AUDIT FOR SHELDON ROAD MUNICIPAL UTILITY DISTRICT ("SRMUD")

Mr. Pagan stated per the District's agreement with SRMUD, SRMUD is required to send the District its audit each year. He then presented a letter requesting SRMUD's audit for Board consideration. After review and discussion, Director Crocker moved to approve the letter and direct that it be filed appropriately and retained in the District's official records. Director Jaehne seconded the motion, which passed unanimously.

#### TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Scott presented and reviewed the tax assessor/collector's report with the Board, a copy of which is attached. Following review and discussion, Director Crocker moved to approve the tax assessor/collector's report, and the payment of the bills contained in the tax assessor/collector's report. Director Jaehne seconded the motion, which passed unanimously.

#### OPERATION OF DISTRICT FACILITIES

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

Mr. Williams then reviewed the Consumer Confidence Report ("CCR") regarding the quality of the District's water and stated that it will be filed with the Texas Commission on Environmental Quality ("TCEQ") and distributed to District residents by July 1, 2025.

Mr. Williams discussed an ongoing investigation at a sampling laboratory. He noted that MOC no longer works with this laboratory and stated that he will continue to keep the Board updated regarding this investigation.

Following review and discussion, Director Jaehne moved to (1) approve the operator's report; and (2) approve the CCR and authorize it to be distributed to the District's residents. Director Nunez seconded the motion, which passed unanimously.

#### TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS

Mr. Williams reviewed the termination list reflecting delinquent water and sewer accounts, a copy of which is attached to the operator's report. Mr. Williams reported the customers on the termination list were mailed written notice prior to today's meeting in accordance with the District's Rate Order, notifying them of the opportunity to appear before the Board to explain, contest, or correct the utility service bill and to show the reason why utility service should not be terminated for the reason of nonpayment. The Board then conducted a hearing on the termination of utility service to other customers. Following review and discussion, Director Jaehne moved to 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 Nunez seconded the motion, which passed unanimously.

#### ENGINEERING MATTERS

Mr. Hajduk presented and reviewed the engineer's report, a copy of which is attached, and reviewed the status of construction projects in the District.

Mr. Hajduk updated the Board on SRMUD's construction of the wastewater treatment plant. He reviewed a proposal for the Phase 1 engineering fees for a total cost of \$870,000.00. Mr. Hajduk noted that the District's share is \$435,000.00.

Mr. Hajduk updated the Board on the lift station to serve Sheldon Ridge and recommended approval of Pay Estimate Nos. 1, 2, and 3 in the amounts of \$411,025.50, \$7,200.00, and \$11,700.00, respectively, payable to Peltier Brothers Construction, LLC.

Mr. Hajduk updated the Board on the Phase V detention and clearing and grubbing to serve Edgewood Village and recommended approval of Pay Estimate No. 3 in the amount of \$350,061.75 payable to Sonora Construction.

After review and discussion and based on the engineer's recommendation, Director Moffatt moved to (1) approve the engineer's report; (2) approve the proposal for the Phase 1 engineering fees for the District's share in the amount of \$435,000.00; (3) approve Pay Estimate Nos. 1, 2, and 3 in the amounts of \$411,025.50, \$7,200.00, and \$11,700.00, respectively, for the lift station to serve Sheldon Ridge; and (4) approve Pay Estimate No. 3 in the amount of \$350,061.75 for the Phase V detention and clearing and

grubbing to serve Edgewood Village. Director Jaehne seconded the motion, which passed unanimously.

#### BOND APPLICATION NO. 14

Mr. Hajduk updated the Board on bond application no. 14.

#### ADOPT RESOLUTION AUTHORIZING APPLICATION TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY FOR APPROVAL OF PROJECT AND BONDS

Mr. Hajduk updated the Board on bond application no. 15. Mr. Pagan then presented and reviewed a Resolution Authorizing Application to the Texas Commission on Environmental Quality for Approval of Project and Bonds ("Resolution") for bond issue number fifteen in the amount of \$5,270,000. After review and discussion, Director Moffatt moved to approve the Resolution and direct that it be filed appropriately and retained in the District's official records. Director Jaehne seconded the motion, which passed unanimously.

#### REPORT ON DETENTION MAINTENANCE

Ms. Newsome reviewed Stormwater Solution's monthly inspection report, a copy of which is attached.

#### GARBAGE AND RECYCLING MATTERS

There was no discussion on this item.

#### REPORT REGARDING DEVELOPMENT IN THE DISTRICT

There was no discussion on this item.

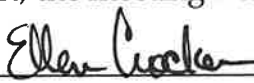
#### SECURITY MATTERS

The Board discussed security matters in the District.

#### LANDSCAPING AND PARK MATTERS

There was no discussion on this item.

There being no further business to conduct, the meeting was adjourned.

  
Secretary, Board of Directors



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