

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9

Minutes of Meeting of Board of Directors

June 17, 2025

The Board of Directors ("Board") of Northwest Harris County Municipal Utility District No. 9 ("District") met at 12779 Jones Road, Houston, Harris County, Texas in accordance with the duly posted notice of the meeting, with a quorum of directors present as follows:

G. Ronald Mitchell, President & Treasurer
Donald L. Sheriff, Vice President & Assistant Treasurer
Coy L. Baskin, Sr., Secretary
Frank Ferraro, Director
James Michael O'Hair, Director

and the following absent:

None

Also present were Mr. Anthony Perez and Mr. Ryan Day of Meritage Homes; Mr. Ronald Koehn of Koehn & Associates; Mr. Bob Ideus of Municipal Business Services, Inc.; Ms. Michelle Guerrero of Bob Leared Interests; Mr. David Beyer of Stormwater Solutions; Mr. Mark Ivy of M. Marlon Ivy & Associates; and Mr. Austin T. Reed and Mr. J. Davis Bonham, Jr. of Smith, Murdaugh, Little & Bonham, L.L.P.

The President called the meeting to order and declared it open for such business as might properly come before it.

1. The Board considered the minutes of the meetings held on each of May 20, 2025 and June 3, 2025 and upon motion duly made, seconded and unanimously carried, the Board approved the minutes as presented.

2. The Board then recognized Bob Ideus who presented the bookkeeper's report. The Board reviewed the report and checks presented for signature in detail. After discussion, upon unanimous vote, the Board approved the bookkeeper's report and the checks listed thereon.

3. Mr. Ideus reviewed the ethics letter with the Board and stated he had no relationships to disclose. Upon motion duly made, seconded and unanimously carried, the Board unanimously approved the investment officer disclosure and authorized the attorneys to file it with the Texas Ethics Commission and in the District's records as required by law.

4. The Board then recognized Ms. Michelle Guerrero who presented the tax assessor/collector's report reflecting the District's 2024 taxes to be 98.199% collected. The Board then discussed its rates for water and sewer service with respect to tax exempt multifamily developments and requested a summary of House Bill 21 as passed in the recently concluded

regular session of the 89th Texas Legislature. After discussion, upon unanimous vote, the Board approved the tax assessor/collector's report as presented.

5. The Board then recognized Mr. Ronald Koehn who presented the engineer's report. The engineer is working with the North Harris County Regional Water Authority with respect to the chloramine conversion for the District's intake of surface water. Construction is substantially complete, the District is receiving surface water, and a final walkthrough is scheduled. Phase 1 and phase 2 of the cleaning and video inspection for the sanitary sewer system is complete and plans for rehabilitation of the system have been provided to Harris County. Lift station sites have been evaluated and backup generators have been sized for each site, with site plans submitted to CenterPoint for evaluation of costs while electrical design is underway. Site improvements and a waterline extension are under construction to serve the Alliance Residential development. Performance testing has been completed for the District's water wells and results indicated satisfactory condition at both wells. The Board then discussed the chloramine conversion project and surface water, which the operator then addressed noting continuing efforts with the North Harris County Regional Water Authority to address any water and wastewater issues as they may arise. After discussion, upon unanimous vote, the Board approved the engineer's report.

6. Mr. Koehn confirmed that the annual review of the District's emergency preparedness plan has been completed.

7. The Board considered the submission of emergency operations information and the application for critical load statues. The operator informed the Board that all necessary information has been submitted as required by law.

8. Mr. Bonham addressed the Board regarding the District's proposed agreement with Meritage Homes of Texas, LLC regarding the annexation and utility service for a development consisting of approximately 250 platted single-family homes to be annexed into the District, noting that the agreement provides for the District's engineers approval of utilities and for the acquisition of an additional access point by the developer. After discussion, upon motion duly made, seconded and unanimously carried, the Board approved the agreement.

9. Mr. Bonham then addressed the Board regarding the proposed agreement for water line construction with Alliance Residential, noting that an easement has been conveyed and that the agreement provides for the construction of a water line and the District's provision of a tap at cost to the development. After discussion, upon motion duly made, seconded and unanimously carried, the Board approved the agreement.

10. The Board recognized David Beyer who reviewed the monthly drainage facility maintenance report with the Board. Mr. Beyer addressed the Board regarding an outfall for which he will be pursuing a stabilization solution. Upon motion duly made, seconded, and unanimously carried, the Board approved the report as presented.

11. Mr. Bonham addressed the Board regarding a cyber liability insurance proposal, for which the Board previously elected to decline coverage due to the high premium and low coverage limits. After discussion, the Board confirmed its intention to decline coverage.

There being no further business to come before the Board, the meeting was adjourned.


Secretary

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9

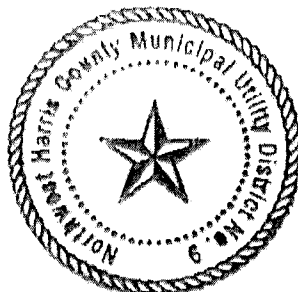
NOTICE OF PUBLIC MEETING

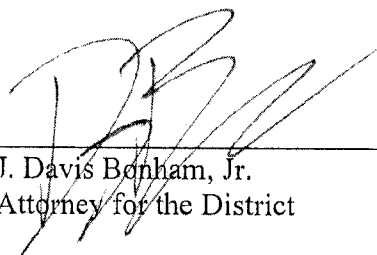
Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **12779 Jones Road, Houston, Harris County, Texas.**

The meeting will be held at **5:00 p.m. on Tuesday, June 17, 2025.**

The subject of the meeting will be to receive public comment on, consider and act on the following:

1. Minutes of Board of Directors Meeting(s) of May 20, 2025 and June 3, 2025
2. Bookkeeper's Report; Checks and Invoices; Investment of District Funds; Investment Policy; General Fund Budget; Depository Pledge Agreement(s)
3. Review Ethics Letter and Update by Investment Officer
4. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
5. Engineer's Report; Design of Facilities; Advertisement for Bids; Construction Contract(s), Pay Estimate(s) and Change Order(s); Annexation of Land; Permit Matters; Proposal(s); Request for Service; Utility Easements; Development of Land in District
6. Annual review of Emergency Preparedness Plan
7. Submission of Emergency Operations Information; Application for Critical Load
8. Agreement for Annexation and Utility Service with Meritage Homes of Texas, LLC
9. Agreement for Water Line Construction with Alliance Residential
10. Detention Pond Maintenance Report
11. Other Matters: Operations; Repair and Maintenance; Insurance; Rate Order; Contract for Electric Power; Drought Contingency Plan; Critical Load Submission; Application to Texas Commission on Environmental Quality; Continuing Disclosure
12. Pending Business





J. Davis Bonham, Jr.
Attorney for the District