

MINUTES
WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 37

June 9, 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 9th day of June, 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 Deal and Moriniere, thus constituting a quorum.

Also attending the meeting were Chase Wolf of Robert W. Baird & Co. Incorporated; 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, Elizabeth Cone, and Merry Heyne of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no comments from the public.

SECURITY MATTERS

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

MINUTES; FINANCIAL AND BOOKKEEPING MATTERS; TAX ASSESSMENT AND COLLECTION MATTERS; DELINQUENT TAX ATTORNEY

The Board considered approving the minutes of April 10, 2025, regular meeting.

Ms. Scott presented and reviewed the bookkeeper's report, investment report, and the bills presented for payment from the District's accounts. A copy of the bookkeeper's report is attached.

Ms. Rodriguez presented and reviewed the tax assessor/collector's report, a copy of which is attached.

Mr. Pagan reported the District's delinquent tax attorney may begin to collect delinquent accounts within the District on July 1, 2025.

After review and discussion, Director Welch moved to (1) approve the minutes, as presented; (2) approve the bookkeeper's report and the checks presented for payment; (3) approve the tax assessor/collector's report; and (4) authorize the delinquent tax attorney to proceed with collection of delinquent 2024 taxes on July 1, 2025. Director Ellis seconded the motion, which passed by unanimous vote.

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

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.

Ms. Hargrove reported that the District's drinking water is regulated by the Texas Commission on Environmental Quality ("TCEQ") to ensure the water is meeting all of the requirements as stated in the Federal Drinking Water Standards, which also requires the District to publish a Consumer Confidence Report ("CCR") to residents in the District regarding the status of the drinking water.

Ms. Hargrove requested authorization to write off 6 uncollectable accounts totaling \$1,538.17 and send them to a collection agency.

After review and discussion, Director Welch moved to (1) approve the operator's report; (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; (3) approve the CCR, subject to final review, and authorize the operator to deliver the CCR and file the certificate of delivery with the TCEQ; and (4) authorize MDS to write off 6 uncollectable accounts totaling \$1,538.17 and send them to a collection agency. Director Witcher seconded the motion, which passed by unanimous vote.

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 the Sunterra Make-up Waterline in Section 24. He presented and reviewed a proposal from Infrastructure Construction Services ("ICS") in the amount of \$7,250.00 for repair of the waterline that was damaged by CenterPoint Energy.

The Board discussed terminating the agreement between the District and Silt Solutions due to the District not needing these services any longer.

After review and discussion, Director Welch moved to (1) approve the engineer's report; (2) approve the proposal from ICS, as discussed; and (3) provide 30 days' notice as required and terminate the agreement between the District and Silt Solutions. Director Witcher seconded the motion, which passed by unanimous vote.

SERIES 2025 UNLIMITED TAX BONDS

Mr. Wolf discussed the Series 2025 Unlimited Tax Bonds.

Mr. Wolf presented and reviewed a Preliminary Official Statement for the District's \$5,145,000 Unlimited Tax Bonds, Series 2025 (the "Series 2025 Bonds").

Mr. Wolf recommended appointing Regions Bank as the Paying Agent/Registrar for the Series 2025 Bonds.

The Board discussed authorizing advertisement for the sale of the Series 2025 Bonds and scheduling the Bond sale.

The Board discussed authorizing McGrath & Co., PLLC ("McGrath") to prepare the reimbursement report for the Series 2025 Bonds.

After review and discussion, Director Welch moved to (1) approve the Preliminary Official Statement and Official Notice of Sale, subject to ABHR and consultant comments; (2) appoint Regions Bank as the Paying Agent/Registrar for the Series 2025 Bonds; (3) authorize the advertisement for the sale of the Bonds and schedule the Bond sale for July 10, 2025; and (4) authorize McGrath to prepare the reimbursement report for the Series 2025 Bonds. Director Witcher seconded the motion, which passed unanimously.

PARK AND RECREATIONAL FACILITIES MATTERS

Mr. Pagan, on behalf of Kimley-Horn, updated the Board on Sunterra Phases 1-4 Park Enhancements Hardscape, Landscape and Irrigation Improvements ("Phases 1-4").

He stated that bids were received for Phases 1-4. Mr. Pagan also stated that Kimley-Horn recommended that the Board award the contract to A Group Construction in the amount of \$446,254.80. The Board concurred that, in its judgment, A Group Construction was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

After review and discussion as recommended by the landscape architect, Director Welch moved to award the construction contract, based upon the District landscape architect's recommendation and subject to approval of the payment and performance bonds and review of the certificates of insurance and endorsements, if any, provided by the contractor. Director Witcher seconded the motion, which passed unanimously.

RENEWAL OF DISTRICT'S INSURANCE POLICIES

The Board reviewed the District's current insurance policies and renewal proposal as submitted by McDonald & Wessendorff Insurance, noting that the current coverage expires on August 11, 2025. Following review and discussion, Director Witcher moved to accept the renewal proposal for the District's insurance, and direct that the proposal be filed appropriately and retained in the District's official records. Director Ellis seconded the motion, which carried unanimously.

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.

Asst. 
Secretary, Board of Directors

(SEAL)



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