

CY-CHAMP PUBLIC UTILITY DISTRICT
Minutes of Meeting of Board of Directors
July 17, 2025

The Board of Directors of Cy-Champ Public Utility District (the “District”) met at 13455 Cutten Road, Suite 1A, Houston, Texas on July 17, 2025, in accordance with the duly posted notice of said meeting, with a quorum of directors present as follows:

Ron Walkoviak, president
Richard M. Spurlock, vice president
Shelley Serres, secretary
Harold W. Greer, assistant secretary
Polly Looper, security coordinator

and being absent:

None

Also present were HCCO Cpl. Colby Romero, Michelle Guerrero of Bob Leared Interests, Inc., Taylor Loggins of L&S District Services, LLC, Mike Plunkett of Eagle Water Management Company, Michelle Kincer of Storm Water Solutions, Jeremy Canton of Champions Hydro-Lawn, Inc., Dennis Sander of Sander Engineering Corporation, Erin Larimore and Andrew Konyha of Clark Condon Associates, Inc., Mark W. Brooks of Young & Brooks, Lee Garrido, Senior Real Estate Manager for Quick Quack Car Wash, Dan Owen with Vertical Deployment Solutions, and Doak Leggett with 4M Towers.

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

SECURITY REPORT

Security Coordinator Polly Looper and HCCO Cpl. Colby Romero reported regarding security within the District and responded to questions. After the report was concluded, Cpl. Romero excused himself from the meeting.

APPROVAL OF MINUTES

Upon motion duly made, seconded and unanimously carried, the board approved the minutes of the June 19, 2025 and June 30, 2025 meetings as presented.

QUESTIONS/COMMENTS FROM THE PUBLIC

There were no questions or comments from the public.

DIRECTOR ELECTION

The board discussed the need to call an election of directors for and within the District on the first Tuesday after the first Monday in November, 2025, accordingly to law. The attached Order calling such election was presented and reviewed by the board of directors after which it was duly moved, seconded and unanimously carried that the Order be passed and adopted. The attorneys were instructed to handle the mechanics of the election.

CONSULTANT/VENDOR CONTRACTS

No action was needed.

MONTHLY REPORTS

Michelle Guerrero of Bob Leared Interests, Inc., the District's tax assessor, reported as to the status of District tax collections. She also presented the District's monthly SPA revenue report. The District is 99.257% collected for 2024 taxes, and over 99% collected for all prior years.

Taylor Loggins of L&S District Services, LLC, the District's bookkeeper, presented their monthly report. She also presented to the board a list of bills for the approval of payment, a copy of which is attached hereto.

Mike Plunkett of Eagle Water Management Company (Eagle), the District's operator, presented a written summary report regarding District operations and facilities. Mr. Plunkett reviewed their report with the board and responded to questions.

Michelle Kincer of Storm Water Solutions (SWS) presented a written report with photographs reflecting the condition of the storm water detention facilities that they maintain for the District at the Prose and Cutten Road Detention Ponds.

Jeremy Canton of Champions Hydro-Lawn, Inc. (CHL) presented a written report with photographs reflecting the condition of the storm water detention facilities that they maintain for the District at the Cutten Road Business Park Detention Ponds.

Dennis Sander of Sander Engineering Corporation (SEC), the District's engineers, presented a written summary report regarding the status of pending District projects. He reviewed their report with the board and responded to questions.

Mr. Sander reported that the Planning Commission hearing for the Park C replat was deferred to July 24 because of a last-minute comment to the preliminary plat requiring a correction related to the Cutten Road right-of-way. With preliminary approval of the plat following the July 24, 2025 Planning Commission hearing, Mr. Sander understands that SEC can get County plan approvals for

the park, which should be received in early September. CCA will confirm that the contractor is OK with an anticipated issuance of the Notice to Proceed for the project in September or October.

Mr. Sander reported that SEC expects to have the data from the ADS inflow and infiltration flow study of the District's wastewater collection system available in about two months, and SEC's report to the board should follow about a month after that.

Erin Larimore of Clark Condon Associates, Inc. (CCA), the District's landscape architects, reported as to the status of matters pending with respect to the District's park system. Ms. Larimore reviewed their report with the board and responded to questions.

Ms. Larimore presented and recommended board approval of invoices from Jinco Inc. (Jinco), the District's landscape maintenance contractor, for the following authorized work items:

- Park A Trash Cans & Picnic Tables balance due - \$1,500.00
- June mowing/maintenance at Cutten Parkway - \$7,013.93
- June mowing/maintenance at Cy-Champ Park and Park A - \$7,584.80

The board asked that CCA have Jinco check the irrigation zones along Cutten Road Parkway as some of the esplanades don't look like they are getting water.

Ms. Larimore presented and reviewed surface material selections for the pavilion at Park C. The board had no suggested changes.

Upon motion duly made, seconded and unanimously carried, the board approved all consultant reports not already approved by separate motion, and all recommended proposals, pay estimates, pay applications, change orders, landscape maintenance work items, invoices and bills presented.

KLEINWOOD JOINT POWERS REPORT

Board member Shelly Serres reported as to matters pending before the Kleinwood Joint Powers Board (the "JPB"). Ms. Serres reported that the contractor for the Thickener Rehab project at the plant has indicated that delivery of the new equipment is now expected in July. Final project completion is expected in November.

The contractor for the Electrical Modifications Phase 3 project has indicated the expected shipment date for the motor control centers is in December 2025. The engineer for the plant is waiting on a revised schedule from the contractor.

The reclaimed water filter averaged 0.7 backwashes per day in June. The highest 1-day total of backwashes was 17 and the total rainfall for June was 4.72"

PENDING BUSINESS

Dan Owen of Vertical Deployment Solutions and Doak Leggett of 4M Towers asked whether the board would reconsider terms for possible lease of a cell tower site from the District. After discussion, the board confirmed that the District is not interested in providing a cell tower site on District property.

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

Secretary

Attachments - Order for Election of Directors
Bookkeeper's Report