

CY-CHAMP PUBLIC UTILITY DISTRICT
Minutes of Meeting of Board of Directors
September 15, 2025

The Board of Directors of Cy-Champ Public Utility District (the “District”) met at 13455 Cutten Road, Suite 1A, Houston, Texas on September 15, 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 Sgt. Stephen Holle, Corey Howell of The GMS Group, L.L.C., 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, Justin Colfer of Champions Hydro-Lawn, Inc., Daniel Kaplanek of Tree60, Dennis Sander and Daniel Benavidez of Sander Engineering Corporation, Andrew Konyha of Clark Condon Associates, Inc., and Mark W. Brooks of Young & Brooks.

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 Sgt. Stephen Holle reported as to matters regarding security within the District and responded to questions. Ms. Looper reported that Deputy Thomas has left Precinct 4, and the Precinct is in the process of assigning another deputy to the District’s contract.

Ms. Looper reported that she is working to renew the District’s alarm permit, and is looking into options to deal with homeless panhandlers at Cutten Road and FM 1960. After the report was concluded, Sgt. Holle excused himself from the meeting.

APPROVAL OF MINUTES

Upon motion duly made, seconded and unanimously carried, the board approved the minutes of the August 14, 2025 meeting as presented.

QUESTIONS/COMMENTS FROM THE PUBLIC

There were no questions or comments from the public.

CANCELLATION OF ELECTION

Mark W. Brooks of Young & Brooks, the District's attorneys, reported that the candidates for the directors election scheduled for November 4, 2025 are unopposed. Pursuant to the Order for Election of Directors adopted previously by the board, upon certification that each candidate whose name is to appear on the ballot is unopposed, the board of directors is to declare each unopposed candidate elected to the office, and the election will not be held. After discussion, upon motion duly made, seconded and unanimously carried, the board adopted the attached Order for Cancellation of Election.

CONSULTANT/VENDOR CONTRACTS

Mr. Brooks presented and recommended board approval of a proposal by Arbitrage Compliance Services (ACS) to complete the 5-year arbitrage rebate report for the District's Series 2020A bond issue. After discussion, upon motion duly made, seconded and unanimously carried, the board approved the ACS proposal.

After review and discussion, upon motion duly made, seconded and unanimously carried, the board ratified and approved a proposal by Clark Condon Associates for construction management services in connection with the pending Park Memorial Landscaping Rehab project.

After discussion, upon motion duly made, seconded and unanimously carried, the board authorized director Spurlock to approve a proposal by Archer Services for restoration of the Fallen Warriors Memorial surfaces in conjunction with their landscaping rehab work at the Park Memorials.

TAX RATE

Corey Howell of The GMS Group, L.L.C., the District's financial advisors, distributed and reviewed a memorandum and spreadsheet regarding the District's financial requirements to be met with the tax levy for 2025. After review and discussion, the board determined that the District is a "Developed District" as defined by Texas Water Code Section 49.23602. Based upon the District's taxable value as certified by the Harris County Appraisal District, GMS is recommending a debt service tax rate of \$0.160, a water, sewer, and drainage system maintenance tax rate of \$0.095, and a recreational facilities maintenance tax rate of \$0.095, for a total 2025 tax rate of \$0.35. After discussion, upon motion duly made, seconded and unanimously carried, the board authorized the publication of the District's proposed 2025 tax rate as recommended by GMS. The board determined to formally adopt the tax rate at the next regular board meeting, and Mr. Howell excused himself from the meeting.

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 99.709% 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.

Mr. Plunkett presented a request by the customer at 6831 Cherry Hills for an adjustment to their recent water billings from the District, which have been unusually high due to a leak at their pool, but the leak has not been repaired. After discussion, the board declined considering an adjustment until the leak is repaired.

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.

Justin Colfer 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.

Daniel Kaplanek with Tree60 reported on their findings and recommendations with respect to tree removal, tree trimming, and annual tree maintenance at the District's parks. The board thanked Mr. Kaplanek for his input, but explained that the District has already engaged an arborist to develop recommendations for this work.

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.

The board unanimously authorized SEC to advertise for bids on the Sanitary Sewer Rehabilitation Phase 5 project.

Mr. Sander reported that Harris County has declined to approve the construction plans for Park C pending a commitment by the District for a pedestrian mobility study of the connectivity of Park C with Parks A and B. The District had previously been granted a waiver of a traffic impact

analysis, however, and accordingly the board requested a meeting with the County to present the District's position that the waiver previously granted should cover the need for a pedestrian mobility study as well.

After discussion, the board asked that SEC consider use of a paving grid system with Black Star Gravel fill for the Cy-Champ Park parking lot expansion.

Andrew Konyha 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. Mr. Konyha reviewed their report with the board and responded to questions.

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

- Park A additional tree removal - \$3,600.00
- July irrigation inspection and repairs - \$994.55
- Park A monument sign plantings and irrigation adjustments - \$910.00
- Park A & Cutten Parkway tree removals - \$5,400.00
- Tree removal in Park B and at Park Memorial - \$950.00
- August mowing/maintenance at Cutten Parkway - \$8,334.66
- August mowing/maintenance at Cy-Champ Park and Park A - \$8,142.50

Mr. Konyha presented and recommended board approval of the following Pay Application(s) to Texas Wall Systems, LLC dba Texas Wall and Landscape (TWL) on their contract for construction of Parks A and B:

- Pay Application No. 17P in the amount of \$61,604.77 for Park items
- Pay Application No. 18P in the amount of \$94,947.29 for Park items

After discussion, upon motion duly made, seconded and unanimously carried, the board authorized director Greer to approve a proposal for removal of dead trees throughout the District's park system, at a cost not to exceed \$30,000.

After discussion, the board unanimously authorized CCA to solicit proposals for maintenance of the District park system, excluding the Pak Memorials.

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 Shelley Serres reported as to matters pending before the Kleinwood Joint Powers Board (the “JPB”). The contractors for the Thickener Rehab project and the Electrical Modifications Phase 3 project are both making good progress.

The JPB is replacing a blower motor which failed again after having been repaired a little over a year ago.

The reclaimed water filter averaged 100 backwashes per day in August. The highest 1-day total of backwashes was 197 and the total rainfall for August was 2.8". The operator believes that the higher backwash levels may be related to the damaged filter disc cloths that are currently scheduled for replacement in the next few weeks, and the motor operated valve replacement that was installed this week. The engineers for the plant are working on an updated Total Suspended Solids (TSS) testing protocol and system process review, which they will coordinate with the operator.

PENDING BUSINESS

After discussion, the board authorized director Spurlock to investigate options for Internet service at the District’s facilities.

After discussion, upon motion duly made, seconded and unanimously carried, the board authorized president Walkoviak to approve a proposal by ChaceTech for a comprehensive assessment of the District’s AV and security camera systems.

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

Secretary

Attachments - Order for Cancellation of Election
Bookkeeper's Report