

MINUTES
WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 37

August 14, 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 14th day of August, 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, thus constituting a quorum.

Also attending the meeting were Tim Applewhite of McGrath & Co., PLLC ("McGrath"); Stephen Eustis of Robert W. Baird & Co. Incorporated; Blair Bozoarth of Quiddity Engineering, LLC ("Quiddity"); Tracey Scott of Myrtle Cruz, Inc.; Dana Hollingsworth 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.

APPROVE MINUTES

The Board considered approving the minutes of July 10, 2025, regular meeting. After review and discussion, Director Deal moved to approve the minutes, as presented. Director Moriniere seconded the motion, which passed unanimously.

APPROVE AUDIT FOR FISCAL YEAR END APRIL 30, 2025

Mr. Applewhite reviewed the District's audit for fiscal year end April 30, 2025. After review and discussion, Director Moriniere moved to approve the audit, authorize filing of the audit with the Texas Commission on Environmental Quality ("TCEQ"), and direct that the audit be filed appropriately and retained in the District's official records. Director Welch seconded the motion, which passed unanimously.

DEVELOPER REIMBURSEMENT REPORT FOR UNLIMITED TAX BONDS, SERIES 2025; DISBURSEMENT OF BOND PROCEEDS

Mr. Applewhite presented and reviewed a developer reimbursement report for reimbursable amounts due to District developers from the District's Series 2025 Unlimited Tax Bond issue. After review and discussion, Director Welch moved to (1) approve the developer reimbursement report; and (2) authorize disbursement of the bond proceeds as provided in the developer reimbursement report. Director Moriniere seconded the motion, which passed unanimously.

SECURITY MATTERS

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

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Scott presented and reviewed the bookkeeper's report, investment report, and the bills presented for payment from the District's accounts. After review and discussion, Director Deal moved to approve the bookkeeper's report and the checks presented for payment. Director Witcher seconded the motion, which passed by unanimous vote. A copy of the bookkeeper's report is attached.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Rodriguez presented and reviewed the tax assessor/collector's report, a copy of which is attached. She reported that the District's 2025 certified value is \$379,722,760.

Following review and discussion, Director Moriniere moved to approve the tax assessor/collector's report. Director Witcher seconded the motion, which was approved by unanimous vote.

DISCUSS 2025 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

This agenda item was deferred until the next Board meeting.

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

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

Ms. Hollingsworth reported that Ezee Fiber has been working in certain right of ways in the District and has damaged some district water lines and customer irrigation

lines. She added that MDS will be back charging Ezee Fiber for all repairs, restorations and loss of water that occur as a result of the damage.

Ms. Hollingsworth 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.

After review and discussion, Director Deal moved to (1) approve the operator's report; and (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. Director Moriniere 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 presented and reviewed a proposal for engineering fees to prepare Bond Application No. 4.

After review and discussion, Director Deal moved to (1) approve the engineer's report; and (2) approve the proposal, as discussed. Director Moriniere seconded the motion, which passed by unanimous vote.

PARK AND RECREATIONAL FACILITIES MATTERS

There was no discussion on this agenda item.

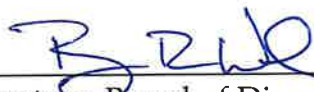
REPORT ON DEVELOPMENT

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.

(SEAL)




Secretary, Board of Directors

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