

CY-CHAMP PUBLIC UTILITY DISTRICT
Minutes of Meeting of Board of Directors
October 16, 2025

The Board of Directors of Cy-Champ Public Utility District (the “District”) met at 13455 Cutten Road, Suite 1A, Houston, Texas on October 16, 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, 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 and Cheyenne Evans of Champions Hydro-Lawn, Inc., 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. 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 September 15, 2025 meeting as presented.

QUESTIONS/COMMENTS FROM THE PUBLIC

There were no questions or comments from the public.

PUBLIC HEARING/ADOPT TAX RATE

President Walkoviak announced that one purpose of this board meeting is to conduct a public hearing on the district's proposed tax rate for 2025. The board noted that the district tax assessor has published the required notice for the public hearing and that the public hearing is also noted on the agenda for this board meeting. The board reviewed discussions at the previous meeting leading to the proposed tax rate as reflected in the published notice. Mr. Walkoviak then declared the public hearing open and invited questions and comments from the public. There were no questions or comments from the public. Upon motion duly made, seconded and unanimously carried, the public hearing was closed.

The board then considered the attached Order Establishing Ad Valorem Tax Rate for 2025, which was reviewed by the board, passed, and adopted upon motion duly made, seconded, and unanimously carried.

CONSULTANT/VENDOR CONTRACTS

President Walkoviak summarized an evaluation received from ChaceTech of the District's security camera and AV equipment along with a cost estimate for recommended replacements and upgrades. The full written report is being distributed to all of the directors for review. After discussion, upon motion duly made, seconded and unanimously carried, the board authorized Mr. Walkoviak to approve a proposal for the recommended improvements and upgrades in the absence of any objection after review by all directors. The majority of the improvements will be funded by private donations.

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 99.773% 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.

The customer at 6831 Cherry Hills whose request for a billing adjustment was considered at the last regular board meeting has repaired their leak. After discussion, upon motion duly made, seconded and unanimously carried, the board authorized an adjustment for the excess usage during

the two most recent months to the base rate of \$1.00 per 1000 gallons, but without adjustment to the RWA fee, which is a cost incurred by the District and not subject to adjustment.

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.

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 Harris County has approved the construction plans for Park C.

Mr. Sander presented and recommended board approval of Pay Estimate No. 3 to Bull G. Construction, LLC on their contract for the Haynes Road Waterline Replacement project, in the amount of \$84,530.70.

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:

- September irrigation inspection and repairs - \$1,941.10
- September mowing/maintenance at Cutten Parkway - \$7,013.93
- September mowing/maintenance at Cy-Champ Park and Park A - \$8,142.50

Mr. Konyha is scheduling a preconstruction meeting for Park C and will let the board know when that is arranged.

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 both continue to make good progress.

The reclaimed water filter averaged 89.6 backwashes per day in September. The highest 1-day total of backwashes was 157 and the total rainfall for September was 0.96". The engineers for the plant believe that the primary issue with the filter basin is an accumulation of plant solids that is impacting the filter effectiveness and causing more wear and tear on the filter cloth material than originally anticipated. They are working with the operator to evaluate and implement solutions. The engineers have also proposed a testing protocol for Total Suspended Solids (TSS) with multiple testing locations and an extended testing period to develop a comprehensive trend analysis for the entire plant solids management program. In addition, they plan to contacting other plants that have been using the same filtration system without filter media issues.

PENDING BUSINESS

Mr. Walkoviak reported that Vaughan Miller on the Harris County MUD No. 191 board of directors is now their board president.

Mr. Walkoviak also reported that a property owner at the intersection of Cutten Road and Theall Road has expressed an interest in service from the District.

After discussion, the board unanimously agreed to reschedule the regular November meeting to Friday, November 14, 2025 at the usual time and place.

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

Secretary

Attachments - Order Establishing Ad Valorem Tax Rate
Bookkeeper's Report