

CY-CHAMP PUBLIC UTILITY DISTRICT

Minutes of Meeting of Board of Directors

November 14, 2025

The Board of Directors of Cy-Champ Public Utility District (the “District”) met at 13455 Cutten Road, Suite 1A, Houston, Texas on November 14, 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 Cptn. Jose Garza, HCCO Sgt. Stephen Holle, HCCO Cpl. Colby Romero, Brady Wilkins of the Champions Park North HOA, Patty Rodriguez of Bob Leared Interests, Inc., Debra Loggins of L&S District Services, LLC, Mike Plunkett of Eagle Water Management Company, Justin Colfer and Cheyenne Evans of Champions Hydro-Lawn, Inc., Dennis Sander of Sander Engineering Corporation, Andrew Konyha of Clark Condon Associates, Inc., and Mark W. Brooks of Young & Brooks.

[*indicates attendance by videoconference]

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.

HCCO Cptn. Jose Garza updated the board regarding expected cost increases for interlocal agreements for law enforcement services driven primarily by increases in deputy salaries. They are anticipating an 8% to 10% increase annually over the next four years, which would take the current 100% contract price of \$124,500 to something close to \$185,000 per deputy. The constable's office does plan to offer 50% and 60% contract options and will schedule a Town Hall meeting next spring to review the options that will be made available. He assured the board that the District's current 100% contract terms will remain available to the District. After discussion was concluded, the constables excused themselves from the meeting.

APPROVAL OF MINUTES

Upon motion duly made, seconded and unanimously carried, the board approved the minutes of the October 16, 2025 meeting as presented.

QUESTIONS/COMMENTS FROM THE PUBLIC

Brady Wilkins of the Champions Park North HOA addressed the board regarding the need for additional maintenance along the Napier Lane connector trail that runs from Napier Lane to Cutten Road, and the need to replace the barricade at the trail entrance. The board noted that the barricade is a Harris County traffic control structure and suggested that the HOA contact Precinct 3 to report the condition of the barricade.

MONTHLY REPORTS

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.

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:

- Tree removal - \$850.00
- October mowing/maintenance at Cutten Parkway (including seasonal color change-out) - \$26,179.66
- October mowing/maintenance at Cy-Champ Park and Park A - \$8,343.50

Mr. Konyha presented and the board unanimously approved a quote by CenterPoint Energy for relocation of a streetlight to accommodate the driveway to the parking lot for Park C, at a cost of \$5,622.00.

Mr. Konyha presented and after discussion, upon motion duly made, seconded and unanimously carried, the board approved a proposal by CCA to add \$25,000 for additional work to their technical services agreement with the District.

Director Looper exited the meeting at this point.

QUALIFY DIRECTORS

By Order for Cancellation of Election adopted prior to November 4, 2025 pursuant to Texas Election Code Section 2.053, the unopposed candidates for the November 4, 2025 directors election were declared elected. Accordingly, upon motion duly made, seconded and unanimously carried, the board president was authorized to issue Certificates of Election for the candidates declared elected. Each candidate declared elected to office executed his or her Statement of Elected Officer and Oath of Office, which the board approved upon motion duly made, seconded and unanimously carried.

ELECT OFFICERS

The board noted the need to elect officers following the recent directors election. After discussion, upon motion duly made, seconded and unanimously carried, the board members listed below were elected to the offices indicated:

Ron Walkoviak	President
Richard M. Spurlock	Vice President
Shelley Serres	Secretary
Harold W. Greer	Assistant Secretary
Polly Looper	Security Coordinator

CONSULTANT/VENDOR CONTRACTS

No action was needed.

MONTHLY REPORTS (cont'd.)

Patty Rodriguez 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 99.783% collected for 2024 taxes, and over 99% collected for all prior years.

Ms. Rodriguez reported that the apartments at 6830 Champions Plaza Dr. are expected to go tax exempt this year. They will keep the board advised as to any changes implemented by the Appraisal District.

Debra 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 13602 Fawcett for an adjustment to their recent water billings from the District, which were unusually high due to a leak that has since been repaired. After discussion, the board unanimously authorized an adjustment to the District's base rate for the excess usage, but without adjustment to the Regional Water Authority fee, which is a cost incurred by the District and not subject to adjustment.

After discussion, the board unanimously agreed to defer termination of service to delinquent accounts until January, subject to review at the December board meeting.

Mr. Plunkett reported that Accurate Meter estimates the cost to convert the District's residential water meters to Badger smart meters at \$556,000. After discussion, the board decided to schedule a special meeting for a presentation by Accurate Meter at 3 p.m. on the afternoon of Tuesday, December 9, 2025.

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.

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 at the Kleinwood plant averaged 102 backwashes per day in October. The highest 1-day total of backwashes was 196 and the total rainfall for October was 1.68". The engineers for the plant are investigating options to reduce the level of solids coming to the reclaimed water filter basin, which is likely impacting the useful life of the filter media.

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

Secretary

Attachments - Bookkeeper's Report