REID ROAD MUNICIPAL UTILITY DISTRICT NO. 1
Minutes of Meeting of Board of Directors
October 15, 2025

The Board of Directors ("Board") of Reid Road Municipal Utility District No. 1 ("District") met on Wednesday, October 15, 2025, at 11245 Harvest Bend Boulevard, Houston, Harris County, Texas, in accordance with the duly posted notice of said meeting, with a quorum of Directors present, as follows:

Patrick Cieslewitz, President
Carla Christensen, Vice President
Robert Sumpter, Secretary
Ed Swannie, Director

and the following absent:

Karen Brengel, Treasurer and Assistant Secretary.

Also present were Sergeant Curry and Captain Rodriguez of the Harris County Precinct 4 Constable's office; Mr. John Taylor, District operator; Mr. Mason Mueller, District engineer; Ms. Tina Soto, District bookkeeper; Ms. Robin Goin, District tax assessor-collector; a quorum of the Board of Directors of Reid Road MUD No. 2 ("No. 2") and appropriate consultants of that district; Ms. Christie Leighton of Best Trash; and Ms. Melissa J. Parks, attorney for the District.

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

1. Sergeant Curry and Captain Rodriguez addressed the Boards and discussed law enforcement patrol within the districts. Sergeant Curry reviewed a written report on activity during September. The boards appreciated receiving the information and indicated their continued wishes for the officers' safety.

2. John Taylor presented the joint sewage treatment plant operations report. During the month the plant operated at 43% of permitted capacity, and there were no permit violations. Mr. Taylor briefly addressed mercury discharge and reported that the operators had met on the subject with the landlord of the building that leases to dentist Dr. Truong and other medical-related tenants. It is the landlord's responsibility to prevent tenants from discharging mercury. The operators are willing to provide the landlord with information about a lab he could contact for assistance in this regard. Mr. Taylor next reported on problems at booster pump No. 1 at the plant, noting that the operators will soon pull the pump for repair. Regarding repainting of piping at the plant, the operators are still waiting on one more proposal before making a recommendation to the Board. After further discussion of operating matters, upon motion by Director Christensen, seconded by Director Swannie, the Board unanimously approved the operator's report as presented.

3. Ms. Soto presented the joint plant bookkeeper's report, copy attached. She reviewed checks prepared for payment of current bills in the amount of $93,819.07 and then reviewed a budget comparison report reflecting activity during the first half of the fiscal year ending March 31, 2026. She also reviewed the plant's expense distribution and invoicing for September 2025. After further discussion, upon motion by Director Sumpter, seconded by Director Christensen and unanimously carried, the Board approved the bookkeeper's report as presented.

4. Mr. Mueller presented an engineering report, copy attached. He reported that he visited the plant with the District's operator to observe conditions and consider future improvements and/or capital projects. He will present a report to the Board on the subject at a future meeting.

5. The Board recognized Ms. Leighton of Best Trash. Ms. Leighton reported on garbage collection within the District, noting the company had not received many complaints. She asked the Board about any outstanding concerns, and the Board stated it was not aware of any.

6. The Board opened the floor for public comments. No public comments were offered. The board and consultants of No. 2 then exited the meeting.

7. The Board then considered the minutes of the Board's meeting held September 17, 2025. After discussion, upon motion by Director Swannie, seconded by Director Christensen and unanimously carried, the Board approved the minutes as presented. The Board then opened the floor for public comments, and none were offered.

8. Robin Goin presented the tax assessor-collector's report, copy attached. Through September 30, the District's 2024 taxes were 98.576% collected. Regarding account delinquencies, Ms. Goin presented a report prepared by Perdue, Brandon, Fielder, Collins & Mott LLP listing property owners to whom demand letters had been sent requiring payment by today to avoid termination of water service. The collection attorneys will now send the District's operator a list of properties that should be tagged for payment, and they recommended service termination if there is no response. The Board reviewed the list and had no objection to the recommended action. Ms. Goin continued with review of her report, presenting checks for payment of current bills and noting the remaining balance in the tax account upon their release. One of the checks was to pay a tax refund to the Idlewilde Apartments LP due to a $2,799,772 reduction in 2024 value. This is the property that the District believes will eventually become totally tax exempt. Ms. Goin and Ms. Parks agreed to continue monitoring the account. After further discussion of tax matters, upon motion by Director Christensen, seconded by Director Sumpter and unanimously carried, the Board approved the tax assessor-collector's report, authorized release of the checks listed thereon, and authorized termination of water service as discussed above.

9. The Board acknowledged publication of a Notice of Public Hearing to consider a total 2025 tax rate of $0.39098 per $100 assessed valuation, consisting of a debt service tax of $0.15 and a maintenance and operation tax of $0.24098. The Board opened a hearing for public comment or questions on the proposed rate and, receiving none, closed the hearing. The Board then considered the attached Order adopting the District's 2025 tax rate. Upon motion by Director Christensen, seconded by Director Sumpter and unanimously carried, the Board approved

the Order adopting the $0.39098 tax rate. The Board further authorized an update to the required internet posting to reflect the 2025 tax rate in compliance with the Texas Tax and Government codes, and it executed an Amendment to Statement of Directors for filing in the Harris County real property records.

10. Tina Soto presented the bookkeeper's monthly report, copy attached. She reviewed activity and ending balances in all accounts and presented checks written for payment of current bills. She noted receipt of the capacity fee from Cy-Hope Inc. which the bookkeepers deposited in the general fund account. Ms. Soto reviewed the monthly investment report and then presented and reviewed a budget comparison report reflecting activity during the first half of the fiscal year ending March 31, 2026. After further review and discussion of these materials, upon motion by Director Christensen, seconded by Director Sumpter and unanimously carried, the Board approved the bookkeeper's report as presented.

11. Robert Garcia presented the monthly parks report, copy attached. He reviewed the report with the Board and noted the ponds and parks had most recently been inspected on October 13. Board members mentioned unauthorized dumping between Golden Sunshine and Windfern behind District Water Plant No. 2. The Board will let the patrolling Constable's deputies know about this. Mr. Garcia discussed a contractor driving on one of the District's large ponds in the area of White Oak Bend MUD's water plant. He is not sure if the contractor is White Oak Bend MUD's or the North Harris County Regional Water Authority's. The Board agreed that the contractor should be identified and contacted about paying the costs the District will incur to repair the damaged areas. After further discussion of Mr. Garcia's report, upon motion by Director Sumpter, seconded by Director Swannie, the Board voted unanimously to approve the report as presented.

12. John Taylor presented the operator's report, copy attached. Water accountability for the month was 94%, and the District supplied 9,000,000 gallons to Reid Road MUD No. 2. There are 1,503 residential connections and 14 vacant accounts in the District.

Mr. Taylor discussed account delinquencies and submitted a list of 92 delinquent accounts subject to termination of utility service. These customers had been given written notification of the pending termination, and Mr. Taylor reported the operators have received no appeals from any customers. No customers were present at the Board meeting to contest their bills, and thereafter, upon unanimous vote, the Board authorized termination of service to all remaining delinquent accounts in accordance with the District's Rate Order. There was one closed delinquent account the operator recommended for write-off in the total amount of $97.14. After discussion, the Board agreed with the operator's recommendation and authorized the action.

Mr. Taylor reported the operators made nine service line/main line leak repairs this month. He then discussed work at the District's administration building and presented various quotes for work on the ceiling, sheetrock, paint, lighting, and flooring. After discussion, the Board asked Director Sumpter to review these quotes before it makes a decision.

Mr. Taylor reported the operators had pulled booster pump No. 2 at Water Plant No. 1. The impeller is damaged, and the operators obtained a quote of $22,927 to replace it. The operators are also seeking a repair quote which they hope will come in cheaper and accomplish the work sooner. Finally, the Board briefly discussed mercury discharges, and Ms. Parks reported she had written a letter on the subject to the landlord for the building where Dr. Truong is a tenant. After further discussion of operating matters, upon motion by Director Christensen, seconded by Director Swannie, the Board voted unanimously to approve the report as presented.

13. Mason Mueller presented the engineer's monthly report, copy attached. He reviewed the three general engineering items. Regarding Mr. Mueller's visit to the sewage treatment plant with the District's operator, the Board asked the engineer to update the capital improvements plan to list proposed projects that would most benefit the District and assign estimated costs for each. The Board also requested that the updated plan contain a timeline and identify source(s) of funding for each project.

Mr. Mueller reported on the water line rehabilitation project and noted that another preconstruction meeting had been held with contractor SKE. Harris County has issued the right-of-way permit, and Mr. Mueller believes this contractor will mobilize in about one month.

Mr. Mueller reported on recovery efforts at Water Plant No. 2. Work at the ground storage tank and methane scrubber is complete, but two setbacks delayed start-up of the plant. Mr. Mueller described damage by a NHCRWA contractor to conduit at the methane scrubber, which has since been repaired by the District's contractor B5. The second setback involved an leak in the vault added by the Authority's contractor in connection with readying Water Plant No. 2 to receive surface water. Mr. Mueller and the Board noted their frustration with delay in starting up this plant, and Mr. Mueller hopes the plant will be running before the Board's next meeting. Mr. Mueller then presented change order No. 3 from B5 Construction Co. Inc. for addition of vent piping at the methane scrubber. This was a $0.00 change order.

Finally, Mr. Mueller discussed development by Holt Lunsford on the former Mulligan's tract. The developer contacted him recently about a potential tenant that would use much more water than currently committed by the District. Mr. Mueller stated that another feasibility study may be necessary if the developer intends to lease to this entity. After further discussion of engineering matters, upon motion by Director Sumpter, seconded by Director Swannie, the Board voted unanimously to approve the report as presented and also approved the $0.00 change order under the B5 contract.

14. The Board considered matters related to the NHCRWA. The Board discussed the District's recent direct demand for reimbursement by the Authority's subcontractor ReyTec of the District's costs to repair damage ReyTec caused last year to a water line on Bobcat Road. Mr. Mueller reported that the Authority's project 31A construction management team has indicated it will not close out its contract until the District has been reimbursed for these costs.

15. The Board discussed the intent of the Association of Water Board Directors to conduct an election to approve amendments to the organization's bylaws. Ms. Parks has forwarded a summary of the proposed amendments to the directors for their review and information. Director Cieslewitz is the District's AWBD voting representative and agreed to continue serving in that position.

16. Director Cieslewitz and Ms. Parks informed the Board that Karen Brengel has submitted her resignation as a director. The Board noted its pleasure in working with her and accepted her resignation with regret. The Board discussed appointment of a director to fill the vacancy and agreed that any persons identified should be asked to submit a resume. The directors can provide this information to Ms. Parks, who will distribute it to the current directors.

17. The Board discussed pending business. Mr. Taylor requested that an item be included on the November meeting agenda for Board consideration of an amendment to the operator's contract with the District. Ms. Parks reported to the Board on various open records requests recently submitted to numerous districts, including the District. Her firm has coordinated with the District's other consultants as necessary and timely responded to the requests.

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

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Secretary