

CY-CHAMP PUBLIC UTILITY DISTRICT
Minutes of Meeting of Board of Directors
January 15, 2026

The Board of Directors of Cy-Champ Public Utility District (the “District”) met at 13455 Cutten Road, Suite 1A, Houston, Texas on January 15, 2026, 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 Kelly Vachon of Citation Oil & Gas Corp., Russell Nelson of Lonestar Builders, Stephen Lord of Elevate Engineering, 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, Marie Newsom and Phil Halbert of Storm Water Solutions, Justin Colfer 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 December 9, 2025 and December 18, 2025 meetings as presented.

QUESTIONS/COMMENTS FROM THE PUBLIC

Kelly Vachon with Citation Oil and Gas Corp. asked about the sidewalk proposed to be constructed adjacent to their property on Cutten Road. The board explained that Harris County

Precinct 3 is requiring the sidewalk as a condition for County approval of the plans for Park C. Ms. Vachon will contact the Precinct to express Citation's security concerns.

SMART METERS

The board decided at a special meeting last month to proceed with conversion of the District to the Badger Advanced Metering Infrastructure ("Smart Meters"). Badger has since approved revisions to their proposed service agreement as requested on behalf of the District. After discussion, upon motion duly made, seconded and unanimously carried, the board approved the Beacon SAAS Managed Solution Master Agreement with Badger Meter, Inc. to implement the District's new smart meter program, and authorized Mr. Plunkett of Eagle Water Management Company to order and proceed with installation of the meters. The board also unanimously authorized an Application for Use of Surplus Funds for the project.

CONSULTANT/VENDOR CONTRACTS

Mike Plunkett of Eagle Water Management Company presented and after discussion, upon motion duly made, seconded and unanimously carried, the board approved a new schedule of operating fees, reflecting a 10.0% increase over their 2021 rates based on the Consumer Price Index.

Dennis Sander of Sander Engineering Corporation presented and after discussion, upon motion duly made, seconded and unanimously carried, the board approved a new schedule of engineering fees, reflecting a 3.0% increase over their 2025 rates based on the Consumer Price Index.

MONTHLY REPORTS

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.

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 explained the need for adjustments to Harris County MUD No. 191 water lines that conflict with the storm sewer that will serve Park C. After discussion, the board agreed that Mr. Spurlock will attend the 191 board meeting on January 28 to request that they authorize their operator to relocate the water lines.

Mr. Sander reported that the wastewater collection system flow data collection is concluded. The data indicates there are blockages in an area that is included in the District's Sanitary Sewer Rehab Phase 5 project. The board would like to complete that project to determine the capacity

available in those lines so the District can respond to the Quick Quack service request. Russell Nelson of Lonestar Builders and Steven Lord with Elevate Engineering confirmed on behalf of Quick Quack Car Wash that when they know the capacity available to them from the District, they will be able to regulate their discharge to stay within the available limits as they have done at other locations. The board requested a white paper summary of the measures they would or could take to accomplish that. After discussion was concluded, Mr. Nelson and Mr. Lord excused themselves from the meeting.

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 99.792% collected for 2024 taxes, and over 99% collected for all prior years.

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 requests by customers at 6944 FM 1960, 6726 Gentle Bend, and 13711 Darrington Ln., for adjustments to their recent water account billings from the District, which were all unusually high but have since returned to normal after repairs were made. After discussion, upon motion duly made, seconded and unanimously carried, the board authorized an adjustment for the excess usage to the District's base rate, but without adjustment to the RWA fee which is a cost incurred by the District and not subject to adjustment.

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.

Marie Newsom 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. She also introduced Phil Halbert, who will be the new SWS representative to the District.

Director Looper exited the meeting at this point.

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:

- Cutten Road maintenance - \$7013.93
- Parks maintenance - \$5857.80

Mr. Konyha presented and recommended board approval of the following Pay Application(s) to HD Outdoor Construction, LLC on their contract for construction of Park C:

- Pay Application No. 2 in the aggregate amount of \$293,599.97 (\$235,262.77 for Park items; \$58,337.10 for WSD items)

Mr. Konyha reported that CCA plans to present bids for landscape maintenance at the next regular board meeting.

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 Richard M. Spurlock reported as to matters pending before the Kleinwood Joint Powers Board (the “JPB”). The punch list items for the Thickener Rehab project have been completed with the exception of providing the spare parts, which will be delivered this month. When the thickener was put back into full operation, a control panel relay failed which caused the drive unit shear pin to snap. The contractor is working with the equipment manufacturer to get the replacement parts as quickly as possible in order to put the unit back into operation, and is investigating what caused the drive to over-torque.

The contractor for the Electrical Modifications Phase 3 project has taken delivery of approximately half of the motor control center equipment and the rest is expected to be delivered this month. The contractor intends to begin the electrical work this month and will provide an updated schedule once the remaining materials have been delivered to the site. The contractor has completed the majority of the Air Supply Piping Phase 1 work, but was unable to fully complete that work due to the deteriorating condition of some of the existing pipes that they were unable to connect to. The contractor will include a cost deduct for the work they were unable to complete with their next pay estimate, and that work will instead be included in the second phase of the project.

The reclaimed water filter basin and manholes were cleaned and the filters put back into operation early this month. The three clarifiers will be taken down for cleaning over the next three months as a part of the ongoing effort to reduce the reclaimed water filter backwash frequency. The clarifier collection lines and filter basin feed line will be jetted as part of the cleaning of Clarifier No. 3.

PENDING BUSINESS

Director Serres reported that the North Harris County Regional Water Authority is behind schedule on the conversion to surface water needed to meet Subsidence District requirements, which could subject the Authority to disincentive penalty fees.

After discussion, the board agreed to schedule a special workshop meeting with the District's engineers to review the wastewater collection system flow data on Monday, February 9, 2026 at 10 a.m.

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

Secretary

Attachments - Bookkeeper's Report