

MINUTES OF REGULAR MEETING  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 11  
HARRIS COUNTY, TEXAS

7 January 2026

THE STATE OF TEXAS       §  
COUNTY OF HARRIS       §

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 11 (the "District") met in regular session, open to the public at 5:00 p.m. on the 7th day of January 2026 , at the offices of Coats Rose, P.C., 9 Greenway Plaza, Suite 1000, Houston, Texas 77046, outside the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Kenneth D. Vasina	President/Investment Officer
Cynthia Ann Cruz	Vice President
Tammy B. Rose	Secretary/Treasurer
Marvin L. Zahradnik	Assistant Secretary/Treasurer
Barbara K. Burson	Assistant Vice President

and all of said persons were present, thus constituting a quorum.

Also present were Leroy Rose, a resident of the District; JoAnn Vasina, an interested party; Robin Goin of Bob Leared Interests, the District's Tax Assessor/Collector; Troy Bordelon, P.E., and Jared Daly, P.E. of A&S Engineers, Inc. ("A&S"), the District's Engineer; Dennis Wright and Tyler Marley of Water District Management Company, Inc. ("WDM"), the District's Operator; Sergeant Sean Daniels and Deputy Takieya Jones of the Harris County Sheriff's Office (the "HCSO"); and David Green of Coats Rose, P.C. ("Coats Rose"), the District's Attorney. Attending the meeting by teleconference was Cole Konopka of Coats Rose.

Director Vasina called the meeting to order.

### **Approval of Minutes**

The Board first considered approval of the minutes of the meetings of 19 November 2025 and 3 December 2025. After discussion, upon a motion duly made and seconded, the Board voted unanimously to approve the minutes of the meetings of 19 November 2025 and 3 December 2025, as written.

### **Security Matters**

Director Zahradnik introduced the Board to Sergeant Daniels, the supervisor for the contract officers assigned to the District under the Security Service Contract between the District and Harris County. The Directors discussed security-related matters with Sergeant Daniels, including the facilitation of communication with the District's residents;

the visibility of the contract officers while on patrol in the District; and key issues to be addressed in the District. Sergeant Daniels stated that he would provide information to Director Zahradnik regarding Crime Stoppers of Houston, a non-profit organization that operates a Tip Line Program. (Deputy Jones arrived later in the meeting and also discussed security-related matters with the Board. Director Zahradnik noted that Deputy Jones is assigned to evening patrols in the District.)

### **Operator's Report**

Mr. Wright presented the Operator's Report, a copy of which is attached hereto as an exhibit to these minutes. He reviewed with the Board the condition of the District's facilities. After further discussion, upon a motion duly made and seconded, the Board voted unanimously to accept the Operator's Report.

### **Storm Water Detention Facilities**

Next, the Board acknowledged receipt of the Storm Water Detention Facilities Report (the "Facilities Report") as prepared by Texas Groundworks Management, Inc. ("TGM"), the District's stormwater management company, a copy of which is attached hereto. Mr. Wright reviewed the status of certain tasks assigned to TGM as outlined in the Facilities Report. Director Rose remarked that debris and refuse was being dumped in certain tract of land owned by the District that is located north of Woodsdale Boulevard in between Veterans Memorial Drive and Woodsdale Court (the "Tract"). Mr. Wright stated that WDM would place a sign on the Tract stating that dumping was prohibited and would request assistance from Harris County in removing the debris and refuse.

### **Tax Assessor/Collector's Report**

Ms. Goin presented the Tax Assessor/Collector's Report for the Board's consideration. She reported that the District's 2025 tax levy was 23.6% collected as of 31 December 2025. She asked for the Board's approval of six checks written on the District's tax account, and two transfers by wire as follows: \$144,903.69 in revenues from the tax for maintenance and operations to the District's Operating Fund and \$265,000.00 to the District's Debt Service Fund. Ms. Goin then called the Board's attention to the list of Top Delinquent Taxpayers, a copy of which is included in the Tax Assessor/Collector's Report.

After discussion, upon a motion duly made and seconded, the Board voted unanimously to: (1) accept the Tax Assessor/Collector's Report; and (2) authorize the disbursements from the District's Tax Account as listed therein. A copy of the Tax Assessor/Collector's Report is attached hereto as an exhibit to these minutes.

### **Engineer's Report**

Next, Mr. Daly presented the Engineer's Report, a copy of which is attached.

City of Houston Surface Water Project. Mr. Daly reported that A&S had resubmitted the plans for agency review.

Utility Extension Project for Werner Enterprises, Inc. ("Werner"). Mr. Daly reported that A&S was reviewing the project plans as submitted by Werner.

District's Rate Study. Mr. Daly distributed to the Board the following tables as prepared by the District's Engineer: (1) the draft Recommended Rate Order Modifications (the "Recommended Modifications"); and (2) the draft Alternate Rate Order Modifications (the "Alternate Recommendations"), copies of which are attached hereto as exhibits to these minutes. Under the Recommended Modifications, he told the Board, no revisions would be made to the rates charged to the District's customers for water service (the "Water Rates"), but the Surface Water Fee and Groundwater Pumpage Fee charged to the District by the City of Houston (the "City") would be passed on to the District's customers. Under the Alternate Modifications, he continued, only the City's Groundwater Pumpage Fee would be passed on to the District's customers, but the Water Rates would have to be increased. A discussion ensued regarding the Recommended Modifications, the Alternate Modifications, and possible increases in the Water Rates. Mr. Bordelon explained to the Board that the cost to the District's customers for water service would have to increase because of the cost to the District to be included in the City's Groundwater Reduction Plan coupled with the future cost to purchase surface water from the City. He reminded the Board that the provision of surface water from the City was expected to commence in early 2027. After further discussion, Mr. Bordelon stated that A&S would prepare an exhibit with options for proposed increases in the Water Rates for residential, commercial, and tax-exempt customers. The Directors then tabled further discussion of this matter to the Board's meeting on 28 January 2026.

After review and discussion, upon a motion duly made and seconded, the Board voted unanimously to approve the Engineer's Report.

### **Security Matters, continued**

Director Zahradnik then reviewed the Security Report as prepared by the HCSO for the month of December 2025 and updated the Board on security matters in the District. A copy of the Security Report is attached.

### **Attorney's Report**

Mr. Konopka presented the Attorney's Report.

Sale of Unimproved Tract at 13138 Daywood Drive. Mr. Konopka reviewed with the Board the Unimproved Property Contract as prepared by the District's Attorney for the sale by the District of the Unimproved Tract to Directors Vasina and Zahradnik. He then reviewed with the proposed Special Warranty Deed instruments that would each convey to Directors Vasina and Zahradnik a respective 50% ownership share of the Unimproved Tract.

After discussion, during which Directors Vasina and Zahradnik stated that they would abstain, upon a motion duly made and seconded, the Board voted 3 to 0 in favor of approving the Unimproved Property Contract and the Special Warranty Deeds, and authorizing execution of same. A copy of the executed Unimproved Property Contract is

attached hereto, as well as copies of the Special Warranty Deeds as recorded in the Official Public Records of Real Property of Harris County, Texas.

First Amendment to Utility Commitment, Annexation, Services, Development & Financing Agreement (the "Amended Agreement") / Werner Enterprises, Inc. Mr. Green presented the Board with execution drafts of the Amended Agreement, which was approved at the Board's meeting on 3 December 2025. Director Vasina then executed the Amended Agreements, a copy of which is attached hereto.

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

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Secretary, Board of Directors

SEAL

Harris County Municipal Utility District No. 11  
Meeting of 7 January 2026  
Attachments

1. Operator's Report;
2. Storm Water Detention Facilities Report;
3. Tax Assessor/Collector's Report;
4. Engineer's Report;
5. Security Patrol Report;
6. Draft Recommended Rate Order Modifications;
7. Draft Alternate Rate Order Modifications;
8. Security Report;
9. Unimproved Property Contract;
10. Special Warranty Deed / Kenneth Vasina;
11. Special Warranty Deed / Marvin Zahradnik; and
12. First Amendment to Utility Commitment, Annexation, Services, Development & Financing Agreement.