

**MINUTES OF MEETING
OF THE BOARD OF DIRECTORS**

November 17, 2025

STATE OF TEXAS §

COUNTY OF HARRIS §

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 21 §

The Board of Directors (the “Board”) of **Northwest Harris County Municipal Utility District No. 21** (the “District”) met in regular session, open to the public, at 6330 West Loop South, Suite 150, Bellaire, Texas 77401, on Monday, November 17, 2025, whereupon roll was called of the members of the Board, to-wit:

Rand R. Wall	-	President
Bill Tallas	-	Vice President
Bruce Popper	-	Secretary
Andy Johnston	-	Assistant Secretary
Matthew Barton	-	Assistant Secretary

All members of the Board were present, except Director Johnston, thus constituting a quorum.

Also present at the meeting were: John Seifert of Ground-Water Consultants, LLC; Jon Strange of JNS Consulting Engineers, Inc. (“JNS”); Lina Loaiza of Bob Leared Interests (“BLI”), the District’s Tax Assessor/Collector (“TAC”); Howard Wilhite and Cody Wright of H2O Innovation Operation and Maintenance, LLC (“H2O”), Operator for the District (“Operator”); Wesley Lay and Alyvia McEwen of Quiddity Engineering (“Quiddity”), Engineer for the District (“Engineer”); Christina Ferguson of Myrtle Cruz, Inc. (“MCI”), the District’s Bookkeeper (“Bookkeeper”); and John Cannon and Laken Jenkins Kilgore of Coats|Rose, P.C. (“Coats|Rose”), the District’s legal counsel.

Whereupon, the meeting was called to order in accordance with notice posted pursuant to Texas law, and the following action was conducted. A copy of the posted agenda notice is attached hereto as Exhibit “A.”

HEAR FROM PUBLIC

The Board noted that there were no members of the public wishing to address the Board.

TAX ASSESSOR/COLLECTOR'S REPORT

The Board recognized Ms. Loaiza who reviewed the TAC's Report and a list of delinquent tax accounts, copies of which are attached hereto as Exhibit "B." As of October 31, 2025, 96% of the 2024 tax levy has been collected.

Following a discussion of the report and the status of collection of delinquent taxes, upon a motion made by Director Tallas, seconded by Director Popper, the Board voted unanimously to approve the TAC's Report and the action items therein.

BOOKKEEPER'S REPORT

The Board recognized Ms. Ferguson, who submitted to and reviewed with the Board the Bookkeeper's Report, including invoices for payment, a copy of which is attached hereto as Exhibit "C."

Following review and discussion and based on a motion by Director Barton, which was seconded by Director Popper, the Board voted unanimously to approve the Bookkeeper's Report and the invoices submitted for payment.

OPERATOR'S REPORT

The Board recognized Mr. Wilhite, who presented the Operator's Report, a copy of which is attached hereto as Exhibit "D." Mr. Wilhite reported as follows:

- The District has a total of 90 connections;
- The combined billed consumption for the month was 18,974,000 gallons of water;
- There were no cut-offs; and
- Attached to the Operator's Report is a list of charges over \$500.

After discussion, upon a motion brought by Director Popper, seconded by Director Barton, the Board voted unanimously to approve the Operator's Report.

ENGINEER'S REPORT

The Board recognized Mr. Lay of Quiddity, who presented the Engineer's Report attached hereto as Exhibit "E."

The following action items were presented:

- WWTP Motor Control Center ("MDD") & Blower Replacement
 - Close out documents have been provided to JNS and Texas Water Development Board.
 - The auction of the blowers and hoists should be scheduled next month.
- Joint Wastewater Treatment Plant Inspection

- Mr. Lay reported that the first inspection was on July 3rd and the repairs at MPU No. 3 were completed. The Operator is ready to put MPU No. 3 back into service once S3 completes the warranty work at the on site lift station control panel.
- Arva Center Retail Development
 - Quiddity is awaiting plans for review.
- Water Well No. 3 and Well Supply Line
 - Mr. Lay reported that NW22 authorized JNS to advertise the drilling of Water Well No. 3 separate from the sitework at Water Plant No. 1. Mr. Lay advised the Board that they do not recommend proceeding with the advertisement and award of the water well contract until Quiddity reviews and approves the final plans and specifications, and JNS receives external agency approvals. The Board concurred.
- WWTP Surveillance Project
 - Mr. Lay updated the Board that JNS is coordinating with TWDB before construction can proceed.
- Updated Schedule of Hourly Rates
 - Mr. Lay presented to the Board an updated schedule of hourly rates under the Engineering Services Agreement with Quiddity, effective January 1, 2026. Mr. Lay requested Board approval of the updated rates.

After discussion, upon a motion brought by Director Barton, seconded by Director Tallas, the Board voted unanimously to approve the Engineer's Report and the action items therein, including the updated schedule of hourly rates for Quiddity.

ATTORNEY'S REPORT

Minutes

Mr. Cannon presented the minutes of the meeting held on October 20, 2025, previously distributed to the Board. Upon a motion made by Director Johnston and seconded by Director Tallas, the Board voted unanimously to approve said minutes.

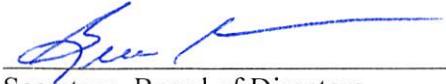
There being no further business to come before the Board, the meeting was adjourned.

[signature page follows]

PASSED, APPROVED and ADOPTED this 15th day of December 2025.

(Seal)




Secretary, Board of Directors