

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

December 15, 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, December 15, 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 thus constituting a quorum.

Also present at the meeting were: Howard Wilhite and Cody Wright of H2O Innovation Operation and Maintenance, LLC (“H2O”), Debbie Arellano of Bob Leared Interests (“BLI”), 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 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. Arellano who reviewed the TAC’s Report and a list of delinquent tax accounts, copies of which are attached hereto as Exhibit “B.” As of November 30, 2025, 2.7% of the 2025 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 Popper, seconded by Director Johnston, 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 Popper, which was seconded by Director Barton, 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 17,521,460 gallons of water;
- There were no cut-offs; and
- Attached to the Operator's Report is a list of charges over \$500.

Mr. Wilhite noted a large repair at the Sewer Treatment Plant stating that MPU #1 stopped working. The unit was cleaned and repair parts were ordered.

After discussion, upon a motion brought by Director Tallas, 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 ("MCC") & Blower Replacement
 - NW22 has cancelled the public auction and accepted S3's offer of \$2,000 for the five blowers (NW21 share of proceeds is 28.66% or \$573.20).
- Joint Wastewater Treatment Plant Inspection
 - The Operator completed repairs needed to return MPU No. 23 to service.
- Arva Center Retail Development
 - No updates this month.
- Water Well No. 3 and Well Supply Line

- JNS is preparing to submit to external agencies soon.
- Quiddity has not received the final drawings and specifications for the projects.
- WWTP Surveillance Project
 - Mr. Lay updated the Board that JNS is coordinating with TWDB before construction can proceed.

After discussion, upon a motion brought by Director Barton, seconded by Director Johnston, the Board voted unanimously to approve the Engineer's Report and the action items therein, including the utility commitment.

ATTORNEY'S REPORT

Minutes

Mr. Cannon presented the minutes of the meeting held on November 17, 2025, previously distributed to the Board. Upon a motion made by Director Barton and seconded by Director Popper, 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 19th day of January, 2026.


Secretary, Board of Directors

(Seal)

