

MINUTES
WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 37

January 8, 2026

The Board of Directors (the "Board") of Waller County Municipal Utility District No. 37 (the "District") met in regular session, open to the public, on the 8th day of January, 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2500, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Matthew C. Deal	President
Mark Witcher	Vice President
Brian Welch	Secretary
Leigh Ellis III	Assistant Secretary
David Moriniere	Assistant Vice President

and all of the above were present except Directors Ellis and Welch, thus constituting a quorum.

Also attending the meeting were Tim Applewhite of McGrath & Co., PLLC; David Wood of Robert W. Baird & Co. Incorporated; Shamar O'Bryant of Land Tejas Development Company; David Daughtry of Kimley-Horn & Associates, Inc. ("Kimley-Horn"); Blair Bozoarth of Quiddity Engineering, LLC ("Quiddity"); Tracey Scott of Myrtle Cruz, Inc.; Dana Hollingsworth and Abigail Haga of Municipal District Services ("MDS"); Patty Rodriguez of Bob Leared Interests; John Smith, a resident of the District; and Greer Pagan, Elizabeth Cone, and Merry Heyne of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no comments from the public.

APPROVE MINUTES

The Board considered approving the minutes of December 11, 2025, regular meeting. After review and discussion, Director Moriniere moved to approve the minutes, as presented. Director Deal seconded the motion, which passed unanimously.

SECURITY MATTERS

The Board reviewed the security patrol report previously disbursed, a copy of which is attached.

SUPPLEMENTAL DEVELOPER REIMBURSEMENT REPORT FOR SURPLUS FUNDS

Mr. Applewhite presented and reviewed a supplemental developer reimbursement report for surplus funds for reimbursable amounts due to District developers from the District's Series 2025 Unlimited Tax Bond issue. After review and discussion, Director Moriniere moved to approve the supplemental developer reimbursement report. Director Deal seconded the motion, which passed unanimously.

ANNUAL REPORT REGARDING POST-ISSUANCE COMPLIANCE POLICY

Ms. Cone reported on the District's compliance activities during the prior calendar year related to bond financings. She stated that no corrective action is required at this time.

FINANCIAL AND BOOKKEEPING MATTERS; ACCEPT ANNUAL DISCLOSURE STATEMENTS FOR INVESTMENT OFFICER AND BOOKKEEPER

Ms. Scott presented and reviewed the bookkeeper's report, investment report, and the bills presented for payment from the District's accounts.

Ms. Cone presented the Public Funds Investment Act Disclosure Statements for the bookkeeper and investment officer. She noted that the Disclosure Statements will be filed with the Texas Ethics Commission.

After review and discussion, Director Deal moved to (1) approve the bookkeeper's report and the checks presented for payment; and (2) accept the Disclosure Statements and authorize filing with the Texas Ethics Commission. Director Moriniere seconded the motion, which passed by unanimous vote. A copy of the bookkeeper's report is attached.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Rodriguez presented and reviewed the tax assessor/collector's report, a copy of which is attached. Following review and discussion, Director Deal moved to approve the tax assessor/collector's report. Director Moriniere seconded the motion, which was approved by unanimous vote.

OPERATION OF DISTRICT FACILITIES; HEARING ON TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS AND AUTHORIZE TERMINATION OF SERVICE

Ms. Hollingsworth presented and reviewed the operator's report, a copy of which is attached.

Ms. Hollingsworth requested authorization to write off 1 uncollectable account totaling \$496.52 and send it to a collection agency.

Ms. Hollingsworth presented and reviewed MDS's schedule of rates.

Ms. Hollingsworth then presented a list of delinquent customers to the Directors and reported the residents on the termination list were delinquent in payment of their water and sewer bills and were given written notification, in accordance with the District's Rate Order, prior to the meeting of the opportunity to appear before the Board of Directors to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment.

After review and discussion, Director Witcher moved to (1) approve the operator's report; (2) authorize MDS to write off 1 uncollectable account and send it to a collection agency, as recommended; (3) approve MDS's annual CPI adjustments; and (4) authorize termination of delinquent accounts in accordance with the District's Rate Order and direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director Deal seconded the motion, which passed by unanimous vote.

ENGINEERING MATTERS; DEEDS, EASEMENTS, ENCROACHMENT AGREEMENTS, WAIVERS OF SPECIAL APPRAISAL, AND PLAT MATTERS

Mr. Bozoarth updated the Board on engineering matters in the District, as reflected in Quiddity's report, a copy of which is attached.

Following review and discussion, Director Witcher moved to approve the engineer's report. Director Moriniere seconded the motion, which passed unanimously.

PARK AND RECREATIONAL FACILITIES MATTERS

Mr. Daughtry presented and reviewed Kimley Horn's landscape architect report, a copy of which is attached.

Mr. Daughtry updated the Board on Clay Road Phase 2 Landscape and Irrigation Improvements. He stated that bids were received Clay Road Phase 2 Landscape and Irrigation Improvements. He recommended that the Board award the contract to Epic Exteriors in the amount of \$236,729.23. The Board concurred that, in its judgment, Epic Exteriors was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

After review and discussion as recommended by the landscape architect, Director Deal moved to (1) approve the landscape architect's report; and (2) award the construction contract, as recommended, based upon the District landscape architect's recommendation and subject to approval of the payment and performance bonds and review of the certificates of insurance and endorsements, if any, provided by the contractor. Director Moriniere seconded the motion, which passed unanimously.

2026 DIRECTORS ELECTION

ADOPT RESOLUTION DESIGNATING AN AGENT OF THE SECRETARY OF THE BOARD OF DIRECTORS DURING THE 2026 BOARD OF DIRECTORS ELECTION PERIOD

Ms. Cone discussed procedures related to the 2026 Directors Election. She reviewed a Resolution Designating an Agent of the Secretary of the Board of Directors During the 2026 Directors Election Period. Following review and discussion, Director Moriniere moved to adopt a Resolution Designating an Agent of the Secretary of the Board During the 2026 Directors Election Period appointing Merry Heyne as the agent of the Secretary of the Board of Directors to perform the duties of the District's Directors Election, authorize the agent to post the related notice as required and direct that the Resolution be filed appropriately and retained in the District's official records. Director Deal seconded the motion, which passed unanimously.

AUTHORIZE NOTICE OF DEADLINE TO FILE APPLICATIONS FOR PLACE ON THE BALLOT

Ms. Cone reported on requirements to post a Notice of Deadline to File Applications for Place on the Ballot for the 2026 Directors Election. Following discussion, Director Moriniere moved to authorize the Secretary's agent to post the notice as required. Director Deal seconded the motion, which passed unanimously.

APPROVE CONTRACT FOR ELECTION SERVICES WITH WALLER COUNTY

Ms. Cone stated that the District may contract with Waller County (the "County") to conduct the District's 2026 Directors Election. After discussion, Director Moriniere moved to contract with the County to administer the District's election. Director Deal seconded the motion, which passed unanimously.

ADOPT ORDER CALLING DIRECTORS ELECTION

Ms. Cone discussed procedures related to the 2026 Directors Election. She reviewed an Order Calling Directors Election. Following review and discussion, Director Moriniere moved to adopt the Order Calling Directors Election. Director Deal seconded the motion, which passed unanimously.

AUTHORIZE NOTICE OF ELECTION

Ms. Cone discussed that Notice of Election may be required to be posted or published and provided to the County Clerk and Voter Registrar of Waller County. Following review and discussion, Director Moriniere moved to authorize the Secretary's agent to post or publish and provide to the County Clerk and Voter

Registrar Notice of Election, if necessary. Director Deal seconded the motion, which passed unanimously.

REPORT ON DEVELOPMENT

Mr. O'Bryant reported on development in the District.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.

Luigi Elia
Asst. Secretary, Board of Directors

(SEAL)



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