

WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 35

Minutes of the Meeting of Board of Directors
February 9, 2026

The Board of Directors (the "Board") of Waller County Municipal Utility District No. 35 (the "District") met in regular session, open to the public, on February 9, 2026, in accordance with the duly posted Notice of Public Meeting, and the roll was called of the duly constituted members of the Board, as follows:

Victoria A. Battistini, President
Ryan C. Ward, Vice President
Jaelyn Day, Secretary
Daniel C. Feiler, Assistant Secretary
Tiffani S. Walker, Assistant Secretary

all of whom were present with the exception of Director Feiler, thus constituting a quorum.

Also present were: Blair Bozoarth of Quiddity Engineering, LLC ("Quiddity"); Jennifer Abad of Municipal Accounts & Consulting, L.P. ("MA&C"); Dana Hollingsworth of Municipal District Services, LLC ("MDS"); David Wood of Robert W. Baird & Co., Inc. ("Baird"); Patty Rodriguez of BLICO, Inc., dba Bob Leared Interests ("BLICO"), who entered later in the meeting as noted herein; Tiffany Wilkes of Kudela & Weinheimer ("K&W"); David Daughtry of Kimley-Horn & Associates, Inc. ("KH"), who entered later in the meeting as noted herein; and Christina Cole and Kris Eddlemon of Schwartz, Page & Harding, L.L.P. ("SPH").

The President called the meeting to order and declared it open for such business as might regularly come before the Board.

PUBLIC COMMENTS

There were no comments from members of the public.

MINUTES

The Board considered the minutes of its meeting held on January 12, 2026. After discussion, it was moved by Director Ward seconded by Director Battistini, and unanimously carried, that said minutes be approved, as written.

ADOPTION OF RESOLUTION CONCERNING DEVELOPED DISTRICT STATUS FOR 2026 TAX YEAR

Ms. Cole advised the Board that the procedures involved in setting a tax rate each year applicable to a particular district will depend, in part, upon whether it is determined to be a "Developed District" pursuant to Texas Water Code Section 49.23602. She then reviewed with the Board a worksheet completed by Quiddity to assist the Board in making this determination, along

with a Resolution Concerning Developed District Status for the 2026 Tax Year (the "Resolution"). Ms. Cole advised the Board that, pursuant to said worksheet, the District is not a "Developed District" under said law. A copy of the Resolution is attached hereto as **Exhibit A**. Following discussion, upon motion made by Director Ward, seconded by Director Battistini and unanimously carried, the Resolution was adopted by the Board.

OPERATOR'S REPORT

Ms. Hollingsworth presented to and reviewed with the Board the Operations Report dated February 9, 2026, a copy of which is attached hereto as **Exhibit B**.

Ms. Rodriguez entered the meeting at this time.

The Board considered authorizing MDS to provide the required information to districts receiving water from the District relative to Consumer Confidence Reports ("CCR") and to prepare a draft CCR for review by the Board. After discussion on the matter, Director Ward moved that the Board authorize MDS to provide the required information to districts receiving water from the District relative to CCR's and to prepare a draft CCR for review by the Board. Director Battistini seconded said motion, which carried unanimously.

RATE ORDER

The Board deferred amendment of the District's Rate Order at this time.

ENGINEERING REPORT

Mr. Bozoarth next presented to and reviewed with the Board an Engineering Report dated February 6, 2026, a copy of which report is attached hereto as **Exhibit C**, relative to the status of various engineering and construction projects within the District. He stated that items related to the following projects can be removed from the agenda until further notice: (i) Sunterra Non-Potable Irrigation Water Well, (ii) Sunterra Non-Potable Irrigation Distribution, and (iii) Sunterra Non-Potable Irrigation Pump Station and Site Work and Distribution. Upon further review and discussion of the Report, Director Ward moved that the Engineering Report and all actions noted therein be approved as recommended by Quiddity, including (i) approval of payment to Allgood Construction in the amount of \$4,370 for road repairs located within Sunterra Section 53, and (ii) approval of payment in the amount of \$19,680 to A&M Contractors, Inc. for road repairs located within Sunterra Sections 67 and 68. Director Battistini seconded the motion, which unanimously carried.

TAX ASSESSOR-COLLECTOR REPORT

Ms. Rodriguez presented to and reviewed with the Board a written Tax Assessor-Collector Report ("TAC Report") for the period ended January 31, 2026, including the disbursements presented therein for payment from the District's tax account, a copy of which TAC Report is attached hereto as **Exhibit D**. After discussion, on motion made by Director Ward, seconded by Director Battistini and unanimously carried, the Board approved the TAC Report and authorized the payments listed therein.

RESOLUTION ADOPTING PREVAILING WAGE RATE SCALE FOR CONSTRUCTION PROJECTS

The Board deferred adoption of a Resolution Adopting Prevailing Wage Rate Scale for Construction Projects until the next meeting.

SILT SOLUTIONS, INC.

The Board next considered a report from Silt Solutions, Inc. ("SSI") in connection with storm water pollution and prevention services. Ms. Cole advised that SSI provided a report for the period January 14, 2026 through February 3, 2026, a copy of which is attached hereto as **Exhibit E**.

LANDSCAPE ARCHITECTURE REPORT

Ms. Wilkes presented to and reviewed with the Board a monthly report prepared by K&W regarding the status of various recreational projects, a copy of which report is attached hereto as **Exhibit F**. Following discussion, Director Ward moved that K&W's report and all actions noted therein be approved as recommended by K&W. Director Battistini seconded the motion, which unanimously carried.

BOOKKEEPER'S REPORT

Ms. Abad presented to and reviewed with the Board the Bookkeeper's Report, dated February 9, 2026, attached hereto as **Exhibit G**, including the disbursements presented for payment, as prepared by MA&C. After discussion, it was moved by Director Ward that the Bookkeeper's Report be approved, and that the disbursements identified in the Bookkeeper's Report be authorized for payment. Director Battistini seconded said motion, which unanimously carried.

Mr. Daughtry entered the meeting at this time.

DEVELOPER'S REPORT

It was noted that a developer representative was not present at the meeting.

SECURITY PATROL REPORT

Ms. Cole presented to and reviewed with the Board a Security Patrol Report prepared by On-Site Services, LLC for the month of January 2026, a copy of which is attached hereto as **Exhibit H**.

INSURANCE PROPOSAL

As the next order of business, the Board considered a renewal proposal for the District's insurance coverage. Ms. Cole presented and discussed with the Board a renewal insurance proposal from McDonald & Wessendorff Insurance ("M&W"), a copy of which is attached hereto as **Exhibit I**, relative to various coverages as reflected therein. After discussion on the matter, Director Ward moved that the proposal provided by M&W be approved, the President be authorized to execute same on behalf of the Board and the District, and SPH be authorized to accept and acknowledge the associated Texas Ethics Commission 1295 Form. Director Battistini seconded said motion, which unanimously carried.

LANDSCAPE ARCHITECTURE REPORT

Mr. Daughtry presented to and reviewed with the Board a monthly report prepared by KH regarding the status of various recreational projects, a copy of which report is attached hereto as **Exhibit J**. Following discussion, Director Ward moved that KH's report and all actions noted therein be approved as recommended by KH. Director Battistini seconded the motion, which unanimously carried.

ATTORNEY'S REPORT

The Board considered the attorney's report. In connection therewith, Ms. Cole addressed the Board regarding scheduling of the March meeting. Following discussion, the Board concurred to hold such meeting on March 16, 2026, at noon.

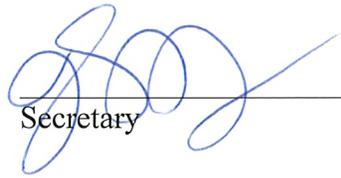
FUTURE AGENDA ITEMS

The Board considered items for placement on future agendas. Mr. Wood requested that an item be included on the next agenda for the Board to consider authorizing a request to the Waller County Appraisal District for an appraisal property in the District as of April 1, 2026.

ADJOURNMENT

There being no further business to come before the Board, on motion made by Director Ward, seconded by Director Battistini, and unanimously carried, the meeting was adjourned.




Secretary

LIST OF ATTACHMENTS

- EXHIBIT A Resolution Concerning Developed District Status for the 2026 Tax Year
- EXHIBIT B Operations Report
- EXHIBIT C Engineering Report
- EXHIBIT D Tax Assessor-Collector's Report
- EXHIBIT E Report provided by Silt Solutions, Inc.
- EXHIBIT F Landscape Architect Report (Kudela & Weinheimer)
- EXHIBIT G Bookkeeper's Report
- EXHIBIT H Security Patrol Report
- EXHIBIT I Insurance Proposal from McDonald & Wessendorff Insurance
- EXHIBIT J Landscape Architect Report (Kimley-Horn & Associates, Inc.)