

**CY-CHAMP PUBLIC UTILITY DISTRICT**  
Minutes of Meeting of Board of Directors  
March 27, 2026

The Board of Directors of Cy-Champ Public Utility District (the “District”) met at 13455 Cutten Road, Suite 1A, Houston, Texas on March 27, 2026, in accordance with the duly posted notice of said meeting, with a quorum of directors present as follows:

Ron Walkoviak, president  
Richard M. Spurlock, vice president  
Shelley Serres, secretary  
Harold W. Greer, assistant secretary  
Polly Looper, security coordinator

and being absent:

None

Also present were Chayn Mousa, Jay Bennett with EnergyBy5, Brenda McLaughlin of Bob Leared Interests, Inc., Taylor Loggins of L&S District Services, LLC, Mike Plunkett of Eagle Water Management Company, Phil Halbert of Storm Water Solutions, Justin Colfer and Cheyenne Evans of Champions Hydro-Lawn, Inc., Dennis Sander of Sander Engineering Corporation, Andrew Konyha of Clark Condon Associates, Inc., and Mark W. Brooks of Young & Brooks.

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

**SECURITY REPORT**

Director and Security Coordinator Polly Looper reported as to matters regarding security within the District and responded to questions. Director Greer reported that the contractor constructing Park C is concerned with speeding traffic on Cutten Road endangering access to the job site, and that the dedication plaque from Cy-Champ Park and a speaker at Park B have been stolen. Director Looper advised that the thefts should be reported directly to the Constable's office.

**APPROVAL OF MINUTES**

Upon motion duly made, seconded and unanimously carried, the board approved the minutes of the February 19, 2026 and March 5, 2026 meetings as presented.

**QUESTIONS/COMMENTS FROM THE PUBLIC**

Local developer Chayn Mousa advised the board that he is applying to have his contiguous 7.4± acres located on the south side of FM 1960 between Shiloh Road and Haynes Road annexed by the District. Mr. Mousa is also contacting neighboring property owners to see if they are

interested in joining in the annexation. After discussion, upon motion duly made, seconded and unanimously carried, the board confirmed the decision at the April 19, 2023 board meeting that the District will bear the costs of the annexation.

### **CONSULTANT/VENDOR CONTRACTS**

The board unanimously approved a Letter of Authorization for Jay Bennett with EnergyBy5, the District's energy consultant, to allow their access to the District's electricity usage data.

After discussion, the board decided there isn't a present need to solicit a second quote for the District's insurance renewals this year.

The board considered and after discussion, upon motion duly made, seconded and unanimously carried, approved a Service Agreement with Champions Hydro-Lawn, Inc. for ongoing maintenance of the District's parks based on their bid for the work approved at the March 5, 2026 board meeting, with authority to also make repairs not included in their regular maintenance bid items that are estimated to cost up to \$5000, and repairs exceeding that amount if needed immediately and approved by a designated District director.

### **MONTHLY REPORTS**

Brenda McLaughlin of Bob Leared Interests, Inc., the District's tax assessor, reported as to the status of District tax collections. She also presented the District's monthly SPA revenue report. The District is 96.390% collected for 2025 taxes, and over 99% collected for all prior years.

Taylor Loggins of L&S District Services, LLC, the District's bookkeeper, presented their monthly report. She also presented to the board a list of bills for the approval of payment, a copy of which is attached hereto.

Mike Plunkett of Eagle Water Management Company (Eagle), the District's operator, presented a written summary report regarding District operations and facilities. Mr. Plunkett reviewed their report with the board and responded to questions.

After discussion, upon motion duly made, seconded and unanimously carried, the board authorized reimbursement of homeowner expenses incurred for any plumbing repairs necessitated by the District's installation of the new smart meters.

Mr. Plunkett reported that Eagle is testing the District's isolation water valves and fire hydrants, and will present a cost estimate for any recommended repairs after the testing is complete.

Dennis Sander of Sander Engineering Corporation (SEC), the District's engineers, presented a written summary report regarding the status of pending District projects. He reviewed their report with the board and responded to questions.

Mr. Sander presented, recommended, and upon motion duly made, seconded and unanimously carried, the board approved a quote from CenterPoint to relocate a gas line near the driveway to Park C.

Mr. Sander presented and the board unanimously authorized President Walkoviak to respond to an inquiry from MUD 191/HOA informing them that the District does not intend to replace a tree that had to be removed from the street right-of-way to accommodate installation of a storm sewer serving Park C.

Mr. Sander reported that as authorized last month, SEC has issued a capacity availability letter for the Quick Quack project conditioned on Quick Quack demonstrating that their discharge will remain within their requested capacity allocation. Mr. Sander has received additional information and questions from the project developer and will respond accordingly.

Phil Halbert of Storm Water Solutions (SWS) presented a written report with photographs reflecting the condition of the storm water detention facilities that they maintain for the District at the Prose and Cutten Road Detention Ponds.

Justin Colfer of Champions Hydro-Lawn, Inc. (CHL) presented a written report with photographs reflecting the condition of the storm water detention facilities that they maintain for the District at the Cutten Road Business Park Detention Ponds.

Andrew Konyha of Clark Condon Associates, Inc. (CCA), the District's landscape architects, reported as to the status of matters pending with respect to the District's park system. Mr. Konyha reviewed their report with the board and responded to questions.

Mr. Konyha presented and recommended payment of invoices from Jinco Inc., for landscape maintenance at Cy-Champ Park and Cutten Parkway during January, February, and March, in the total amount of \$34,793.22.

Mr. Konyha presented and recommended board approval of the following Change Order(s) to the District's contract with Texas Wall Systems, LLC dba Texas Wall and Landscape (TWL) for construction of Parks A and B:

- Change Order No. 20 and Final to delete unused bid items for a contract price decrease of \$66,817.

Mr. Konyha presented and recommended board approval of the following Pay Application(s) to HD Outdoor Construction, LLC on their contract for construction of Park C:

- Pay Application No. 3 in the aggregate amount of \$94,417.69 (\$83,416.93 for Park items; \$11,000.76 for WSD items)

Mr. Konyha presented and the board unanimously approved a proposal by Illumascape for installation of protective caging for the tree lighting at Legacy Oak Park, at a cost of \$1700.

Mr. Konyha presented and the board approved spring planting choices for the Cutten Road medians.

Cheyenne Evans of Champions Hydro-Lawn, Inc. the District's landscape and park maintenance contractor, presented a written report with photographs reflecting the condition of the landscaping and park facilities that they maintain for the District. Ms. Evans reviewed their report with the board and responded to questions.

Upon motion duly made, seconded and unanimously carried, the board approved all consultant reports not already approved by separate motion, and all recommended proposals, pay estimates, pay applications, change orders, landscape maintenance work items, invoices and bills presented.

### **KLEINWOOD JOINT POWERS REPORT**

Board member Richard M. Spurlock reported as to matters pending before the Kleinwood Joint Powers Board (the "JPB"). The Thickener Rehab project is complete and has been closed out. The contractor for the Electrical Modifications Phase 3 project is making good progress with installation of the new motor control center equipment and other modifications in the control building. The new projected contract completion date for the project is May 11, 2026.

Mr. Spurlock reported that the JPB has authorized replacement of a lift pump check valve at the plant, at a cost of \$64,200.

The plant operator completed cleaning of Clarifier No. 2 in January and Clarifier No. 1 in February as part of the ongoing effort to reduce the filter backwash frequency. The engineers are working with the operator to schedule the take down, clean out and inspection of Clarifier No. 3 this month. The number of filter backwashes remains low, but very little effluent was delivered to the filters during February.

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

---

Secretary

Attachments - Bookkeeper's Report