

MINUTES
MISSION BEND MUNICIPAL UTILITY DISTRICT NO. 2

January 20, 2026

The Board of Directors (the “Board”) of Mission Bend Municipal Utility District No. 2 (the “District”) met in regular session, open to the public, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas 77027, outside the boundaries of the District, on the 20th day of January 2026, and the roll was called of the members of the Board being present:

Judy Villagomez	President
Mary Bertrand	Vice President
Susan Land Johnson	Assistant Vice President
Marlene Wepler	Secretary
Leroy Eaglin	Assistant Secretary

and all of the above were present, except Director Villagomez, thus constituting a quorum.

Also present at the meeting were Deputy Charles Hill of the Harris County Sheriff’s Office (“HCSO”); Joseph Ellis of McCall Gibson Swedlund Barfoot Ellis PLLC (“McCall Gibson”); Lina Loaiza of Bob Leared Interests; Daniela Moderow of Baxter & Woodman Consulting Engineers, Inc. (“B&W”); Hermes Amaya of Custom Scapes, Inc. (“Custom Scapes”); Vicki Busboom of VLB Bookkeeping Services; Sarah Wheeler of Triton Consulting Group, Inc. (“Triton”); Susan Cita of TBG Partners (“TBG”); Carlous Smith of Si Environmental, LLC (“Si”); Emmanuel Vazquez of Vazquez Electronics, LLC; Tommy Gomez of Houston Electrical Contractors; and Christina Miller and Amanda Cambron of Allen Boone Humphries Robinson LLP (“ABHR”).

PUBLIC COMMENTS

Director Bertrand offered any members of the public attending the meeting the opportunity to make a public comment. There being no requests for public comment, Director Bertrand moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the December 8, 2025 (Chelford), December 16, 2025 (Regular), and January 6, 2026 (Greenbelt) meetings. Following review and discussion, Director Johnson moved to approve the minutes for the December 8, 2025 (Chelford), December 16, 2025 (Regular), and January 6, 2026 (Greenbelt) meetings, as presented. Director Eaglin seconded the motion, which carried by unanimous vote.

AUDIT FOR FISCAL YEAR END SEPTEMBER 30, 2025

Mr. Ellis presented and reviewed the District's audit for the fiscal year end September 30, 2025, as prepared by McCall Gibson, including the management discussion and analysis. Following review and discussion, Director Johnson moved to 1) approve the audit; and 2) authorize filing of the audit as required by Texas Commission on Environmental Quality rules. Director Eaglin seconded the motion, which carried unanimously.

SECURITY SERVICES MATTERS

REPORT FROM HCSO

The Board reviewed and acknowledged receipt of the January 2026 security services report from the HCSO, a copy of which is attached. Deputy Hill reported on recent security matters in the District.

UPDATE ON IMPLEMENTATION OF SIGNS PROHIBITING COMMERCIAL VEHICLES FROM PARKING OVERNIGHT

The Board discussed the ongoing issue regarding commercial vehicles parking in the District overnight. Ms. Wheeler presented the petition door hangers printed by Triton for distribution and collection by Custom Scapes. Mr. Amaya presented and reviewed a proposal Estimate No. 1947 at a total cost of \$280.00, to distribute and collect the 315 door hangers to go to residences along Tres Lagunas. Director Weppeler moved to 1) accept the door hangers as printed by Triton; and 2) approve the proposal Estimate No. 1947 presented by Custom Scapes to distribute and collect door hangers for a total cost of \$280.00. Director Eaglin seconded the motion, which carried unanimously.

2026 DIRECTORS ELECTION

Ms. Miller 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 (the "Resolution"). Ms. Miller reported on requirements to post a Notice of Deadline to File Applications for Place on the Ballot for the 2026 Directors Election (the "Notice of Deadline"). Ms. Miller reported that the District will not be able to contract with Harris County (the "County") to conduct the District's 2026 Directors Election. Ms. Miller discussed exemptions from using electronic voting systems during the 2026 Directors Election. The Board discussed pay for election officials during the 2026 Directors Election. Ms. Miller discussed procedures related to the 2026 Directors Election. She presented and reviewed an Order Calling Directors Election. Ms. Miller reported that a Notice of Election may be required to be posted or published and provided to the County Clerk and Voter Registrar of the County.

Following review and discussion, Director Johnson moved to 1) adopt the Resolution appointing Amanda Cambron as the agent of the Secretary of the Board of Directors to perform the duties of the District's 2026 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; 2) authorize the Secretary's agent to post the Notice of Deadline, as required; 3) authorize the Secretary's agent to publish Notice of Exemption in a newspaper of general circulation; 4) set the pay for election officials at \$20.00 per hour, as discussed; 5) adopt the Order Calling Directors Election and direct that it be filed appropriately and retained in the District's official records; and 6) authorize the Secretary's agent to post or publish and provide to the County Clerk and Voter Registrar a Notice of Election, if required, and to direct that it be filed appropriately and retained in the District's official records. Director Weppler seconded the motion, which passed unanimously.

PARK MAINTENANCE MATTERS

The Board reviewed a landscape maintenance report from Custom Scapes, a copy of which is attached, including the general landscape maintenance invoices, which were submitted for payment by Custom Scapes, including: facility mowing in the amount of \$520.80; maintenance and mowing at Terra Del Sol in the amount of \$1,015.00; monthly maintenance at Little Villa Wetland Park ("LVWP") in the amount of \$3,984.00; monthly maintenance at Magnolia Park in the amount of \$7,432.50; monthly maintenance of the Alief-Clodine Road right-of-way in the amount of \$576.00; monthly maintenance of the Bellaire Boulevard at Alief-Clodine Road median in the amount of \$420.00; monthly maintenance of the Mission Bend Greenbelt Trail (the "Trail") in the amount of \$4,392.92; and tree trimming and the removal of dead branches at Magnolia Park in the amount of \$3,850.00.

Mr. Amaya stated there were irrigation water leaks that required repair in the esplanade at Tres Lagunas and Bellaire Blvd. He presented and reviewed a proposal Estimate No. 1944 in the amount of \$315.00, a copy of which is attached to the maintenance report.

Following review and discussion, Director Johnson moved to approve the landscape maintenance report, payment of the invoices, and Estimate No. 1944 in the amount of \$315.00. Director Eaglin seconded the motion, which carried by unanimous vote.

LIGHTING MAINTENANCE AND REPAIR

The Board reviewed a routine lighting and maintenance report for items at LVWP and Magnolia Park, a copy of which is attached.

DISTRICT SURVEILLANCE CAMERA MATTERS

Mr. Vasquez reviewed a surveillance camera system report, a copy of which is attached. He reported on activity at Magnolia Park and LVWP during the previous month. Mr. Vasquez reported that the internet service provided by T-Mobile to LVWP cameras is slow and suggested seeking improved speed from other cell service providers. Ms. Miller suggested that Mr. Vasquez obtain several bids to present at the next meeting. Director Eaglin stated that he would like to visit the park and observe the speed of service. Following review and discussion, Director Weppler moved to 1) accept the surveillance camera system report; and 2) allow Mr. Vasquez to secure bids for cell service to the surveillance cameras in Little Villa Wetland Park for the Board to consider at its next meeting. Director Johnson seconded the motion, which carried by unanimous vote.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Busboom presented and reviewed the bookkeeping report, including the investment report, the budget comparison, and the list of checks for the Board's approval. A copy of the bookkeeping report, including the investment report and budget comparison, is attached.

ANNUAL DISCLOSURE STATEMENTS FOR INVESTMENT OFFICER AND BOOKKEEPER

Ms. Miller stated that in accordance with the District's Investment Policy, the District's bookkeeper and Investment Officer are required to execute a disclosure statement that discloses any relationships with banks and brokers who seek to sell investments to the District. The Board reviewed the annual disclosure statement submitted by Ms. Busboom. Ms. Miller added that the disclosure statement will be filed with the Texas Ethics Commission ("TEC").

Following review and discussion, Director Weppler moved to 1) approve the bookkeeping report, the checks presented for payment, and the investment report; and 2) accept the disclosure statement, pursuant to the District's Investment Policy and the Public Funds Investment Act, and direct that it be filed with the TEC and retained in the District's official records as presented. Director Johnson seconded the motion, which carried by unanimous vote.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Loaiza presented and reviewed the monthly tax report, a copy of which is attached, reflecting that 22.62% of the District's 2025 taxes were collected as of December 31, 2025. Ms. Loaiza reviewed the bills presented for payment, including overpayment refunds and adjustments from the previous month. Following review and discussion, Director Eaglin moved to approve the tax report and payment of the checks drawn from

the District's tax account, including overpayment and value adjustment refunds, as presented. Director Wepler seconded the motion, which carried by unanimous vote.

OPERATION OF DISTRICT FACILITIES

Mr. Smith presented and reviewed the operations report from Si, a copy of which is attached. Mr. Smith reported that the water accountability was 94.55% in the previous month. He reported on the current connections in the District, water production and distribution repairs, tap line repairs, sanitary sewer maintenance, lift station maintenance, fire hydrant replacement and maintenance, water meter repairs and replacements, and water well maintenance and repairs during the previous month.

Mr. Smith presented and reviewed a report and photos of the well motor in disrepair at the facility located at 14213 Empanada Dr. Mr. Smith then presented and reviewed a proposal containing two options Estimate MBM2-12-29-25. The estimate contained a price to repair the well motor at Water Plant No. 2 in the amount of \$43,518.30, including \$2,000.00 for labor to install repairs, and a cost of \$113,689.00, including \$2,000.00 labor, a copy of which is attached to the maintenance report. Director Johnson asked if the landscape to the site will be restored following access. Ms. Smith responded that the area will be restored and the cost to correct the landscape following access is included in the estimates.

HEARING REGARDING TERMINATION OF WATER AND SEWER SERVICE

Mr. Smith presented and reviewed 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 to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment.

Following review and discussion, and based upon the operator's recommendation, Director Wepler moved to 1) approve the operations report, as presented; 2) approve cost estimate MBM2-12-29-25, option 1 to repair the well motor at Water Plant No. 2 in the amount of \$43,518.00 including \$2,000.00 for install labor; and 3) 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 Johnson seconded the motion, which carried by unanimous vote.

CHELFORD CITY REGIONAL WASTEWATER TREATMENT PLANT MATTERS

Ms. Miller presented the Board of Chelford City Wastewater Regional Facility financial matters for review by the Board.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY (“WHCRWA”) MATTERS

Ms. Moderow reported on the WHCRWA surface water supply project and the District’s related chloramine conversion project.

COMPLETION AND SUBMITTAL OF WATER USAGE REPORTING FORM TO THE WHCRWA

The Board considered authorizing Si to complete and submit the Water Usage Reporting Form to the WHCRWA as in previous years.

RESOLUTION NOMINATING A CANDIDATE TO SERVE AS A DIRECTOR ON THE BOARD OF DIRECTORS OF THE WHCRWA, PRECINCT NO. 1

Ms. Miller reported on WHCRWA matters. She presented and reviewed a Memorandum regarding the 2026 Appointment Process for the WHCRWA Directors and 2025 Water Usage Reporting Form, a copy of which is attached.

The Board discussed the WHCRWA’s 2026 Director nomination process. The Board unanimously concurred to not nominate a candidate for Director for Precinct No. 1 due to a conflict of interest by the Board.

Following review and discussion, Director Johnson moved to authorize Si to complete and submit the Water Usage Reporting Form to the WHCRWA. Director Eaglin seconded the motion, which passed by unanimous vote.

ANNUAL REPORT REGARDING POST-ISSUANCE COMPLIANCE

Ms. Miller 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. Following discussion, there was no action on this matter.

ENGINEERING MATTERS

Ms. Moderow presented and reviewed an engineering report from B&W, a copy of which is attached.

SANITARY SEWER CLEANING AND TELEVISIONING PROJECT

Ms. Moderow updated the Board on plans to move forward with the design phase for Sanitary Sewer System Phases I and II. Ms. Moderow reported that, per the Capital Improvements Plan, B&W plans to move forward with the design phase for the District-wide sanitary sewer cleaning and televising project within the next few weeks

WATER PLANT NO. 1 GROUND STORAGE TANK ("GST") REHABILITATION

Ms. Moderow updated the Board regarding construction of the GST Rehabilitation. She reported that the contractor has finished disinfection and site restoration is scheduled to be performed by the end of the month. She added that B&W anticipates receiving the final pay estimate for the next Board meeting.

Ms. Moderow then updated the Board regarding the Hydro-Pneumatic Tank replacement design. She reported that the design is complete and the project is scheduled for Pre-Bid February 4, 2026 and Bid Opening February 11, 2026.

STORM WATER QUALITY ("SWQ") INSPECTIONS AND PERMITTING FOR TERRA DEL SOL

Ms. Moderow provided an update to the schedule for SWQ inspections and permitting at Terra Del Sol and noted the detention pond inspection took place December 3, 2025. She reported that a copy of the inspection report is attached. Ms. Moderow updated the Board on the annual SWQ permit and stated the permit was approved for renewal, a copy of which is attached.

REQUESTS FOR SERVICE OR UTILITY COMMITMENT LETTERS

Ms. Moderow reported on a plan review request submitted for the property at 14250 Bellaire where the developer is renovating an existing party hall into a restaurant. Ms. Moderow stated that B&W will perform a plan review once the plan review deposit is received.

AUTHORIZE RISK AND RESILIENCE FIVE YEAR REASSESSMENT

Ms. Miller reported on certain certification obligations that the District must meet under the America's Water Infrastructure Act of 2018 (the "Act"). She stated that, pursuant to the Act, the District must certify to the Environmental Protection Agency that its community water system has completed a Risk and Resilience Assessment (the "Assessment"). Ms. Moderow discussed the District's Assessment.

Following review and discussion, and based on the engineer's recommendations, Director Bertrand moved to 1) approve the engineer's report as presented; 2) authorize review of renovation plans at 14250 Bellaire once B&W receives the deposit; and 3) approve the Risk and Resilience Assessment, authorize the filing of certification of the Assessment with the Environmental Protection Agency, and direct 4) the Assessment to be filed in confidentially in the District's official records and 5) the confirmation of certification be filed in the District's official records. Director Eaglin seconded the motion, which carried by unanimous vote.

PARK AND RECREATIONAL FACILITY MATTERS

Ms. Cita presented and reviewed a report regarding the District's parks and recreational facilities, a copy of which is attached.

MAGNOLIA PARK IMPROVEMENTS

Ms. Cita updated the Board on the Magnolia Park Phase III improvements project and indicated that the design documents and access options are on hold.

Ms. Cita updated the Board on damages by RS Industrial and a subsequent irrigation repair performed by Custom Scapes in the amount of \$210.00. The two companies are in contact to allow RS Industrial to remunerate Custom Scapes for \$210.00. A final invoice from RS Industrial will be presented to the Board for payment once the repair cost payment is resolved.

TRAIL IMPROVEMENTS PROJECT

Ms. Moderow updated the Board on the Trail improvement project.

Ms. Moderow then updated the Board on the West Side Trail Expansion project and stated that the engineer has addressed the second round of plan comments and resubmitted the plans to HCFCFCD.

Director Johnson requested information regarding needed maintenance to address the overgrown landscape behind Petrosky Elementary School ("Petrosky"). Director Johnson stated that in addition to overgrown vegetation in the area, trash, debris and concrete refuse have also accumulated. Mr. Amaya added that four trees along the trail from Petrosky to Winkleman Road need trimming as they are nearly touching the ground and may impede walkability along the trail.

LVWP IMPROVEMENTS

Ms. Cita updated the Board on LVWP improvements.

PRESSURE WASHING IN THE DISTRICT

There was no discussion on this agenda item.

MEDIAN IMPROVEMENTS

Ms. Cita stated that there were no recent updates to report.

PARK RULES SIGNS

Ms. Cita updated the Board on the park rules signs.

GRANT OPPORTUNITIES

There was no discussion on this agenda item.

Following review and Discussion, Director Eaglin moved to 1) approve the parks and recreational facilities report; 2) and authorize Custom Scapes to provide a proposal for landscape maintenance, the removal of trash and debris, including concrete, behind Petrosky and the trimming of the four trees between Petrosky and Winkleman Rd. Director Wepler seconded the motion, Director Johnson abstained, and the motion passed by majority vote.

HARRIS COUNTY PRECINCT NO. 4 MATTERS

PLACES FOR PEOPLE CALL FOR PROJECTS 2023

Ms. Cita updated the Board on the Places for People Call for Projects and provided an update on a pathway feasibility study related to Americans with Disabilities Act compliance.

DISCUSS ALTAMIRA BEAUTIFICATION PROJECTS

The Board discussed the goals, benefits, and next steps regarding projects to beautify Altamira. Discussion ensued regarding Director attendance at a future Homeowners Association meeting to further the conversation.

DISTRICT TECHNOLOGY MATTERS

Ms. Wheeler presented and reviewed a communications report from Triton, a copy of which is attached. She reported on news posts published during the previous month and presented the monthly tracking report. Ms. Wheeler suggested placing information about the Altamira door hangers on the District website.

MEETING SCHEDULE AND PLANNING MATTERS

The Board discussed the next regular Board meeting to be held on February 17, 2026 at 6:00 p.m. at the offices of ABHR.

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



Marlene Weppeler
Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	Minutes <u>Page</u>
Security services report from the HCSO	2
Landscape maintenance report	3
Lighting and maintenance report	3
Surveillance camera system report	4
Bookkeeper's report	4
Tax report	4
Operations report	5
Memorandum from the WHCRWA	6
Engineer's report	6
Parks and recreational facilities report	8
Communications report	9