

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

January 19, 2026

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, January 19, 2026, 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 except Director Barton, thus constituting a quorum.

Also present at the meeting were: Howard Wilhite of H2O Innovation Operation and Maintenance, LLC (“H2O”), Lina Loaiza 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, attorney, and Beth Van Doren, paralegal, 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. Loaiza who reviewed the TAC’s Report and a list of delinquent tax accounts, copies of which are attached hereto as Exhibit “B.” As of

December 31, 2025, 19.5% 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 Johnston, seconded by Director Tallas, 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 Johnston, 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 14,143,160 gallons of water;
- There were three (3) cut-offs; and
- Attached to the Operator's Report is a list of charges over \$500.

After discussion, upon a motion brought by Director Johnston, seconded by Director Popper, the Board voted unanimously to approve the Operator's Report.

ENGINEER'S REPORT

The Board recognized Ms. McEwen 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
 - No updates this month.
- Joint Wastewater Treatment Plant Inspection
 - MPU No. 1 was inspected on January 13, 2026. The Inspection Report will be presented at the March meeting.
- Arva Center Retail Development
 - No updates this month.
- Water Well No. 3 and Well Supply Line
 - JNS presented approximate timelines for upcoming projects.

- WWTP Surveillance Project
 - JNS presented approximate timelines for upcoming projects.

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

ATTORNEY'S REPORT

Minutes

Mr. Cannon presented the minutes of the meeting held on December 15, 2025, previously distributed to the Board. Upon a motion made by Director Tallas and seconded by Director Johnston, the Board voted unanimously to approve said minutes.

Appoint Director Wall as Voting Director to AWBD

Mr. Cannon stated that each district was entitled to appoint one director to represent it as the voting member at AWBD conferences. After further discussion and based on a motion by Director Tallas, seconded by Director Popper, the Board voted unanimously to appoint Director Wall as the District's voting member at AWBD.

Adopt Order Calling Directors Election and appoint Coats Rose PC as agent for election

The Board next considered adopting an Order Calling Directors Election and appointing Coats|Rose as agent for the election. Mr. Cannon reviewed and discussed the process of calling an election and the circumstances by which the District may cancel such election if the candidates to be listed on the ballot are unopposed. He noted that if an election is held, the date of the election will be May 2, 2026, and pointed out that Directors Tallas, Johnston, and Barton have terms expiring May, 2027.

Mr. Cannon next explained that the Texas Election Code requires a political subdivision to have mandatory office hours during the period beginning not later than the 50th day before the date of the election and ending not earlier than the 40th day after Election Day. He continued that the Texas Election Code also provides that the political subdivision may appoint another officer or employee to serve as its agent to perform the duties required by the Texas Election Code.

Following review and discussion and based on a motion by Director Tallas and seconded by Director Popper, the Board voted unanimously to adopt the Order Calling Directors Election and approve the appointment of Coats|Rose as agent for the election

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

[signature page follows]

PASSED, APPROVED and ADOPTED 16th day of February, 2026.



Secretary, Board of Directors

(Seal)

