

MINUTES  
WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 37

February 12, 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 12<sup>th</sup> day of February, 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 Director Welch, thus constituting a quorum.

Also attending the meeting were David Wood of Robert W. Baird & Co. Incorporated; Blair Bozoarth of Quiddity Engineering, LLC ("Quiddity"); Tracey Scott of Myrtle Cruz, Inc.; Dana Hollingsworth of Municipal District Services ("MDS"); Patty Rodriguez of Bob Leared Interests; John Smith and Joe Fields, residents of the District; and Greer Pagan, Elizabeth Cone, and Merry Heyne of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Mr. Smith addressed the Board and discussed various matters in the District including sediment in the water.

APPROVE MINUTES

The Board considered approving the minutes of January 8, 2026, 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.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Scott presented and reviewed the bookkeeper's report, investment report, and the bills presented for payment from the District's accounts. After review and discussion, Director Moriniere moved to approve the bookkeeper's report and the checks presented for

payment. Director Witcher 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.

#### RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

Mr. Pagan reviewed a Resolution Concerning Exemptions from Taxation. After review and discussion, Director Witcher moved to adopt a Resolution Concerning Exemptions from Taxation, reflecting that the Board rejects a general residential homestead exemption, and rejects any exemption for disabled persons and persons 65 years of age or older, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Moriniere seconded the motion, which passed unanimously.

#### ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2026 TAX YEAR

Mr. Pagan discussed the "truth-in-taxation" property tax calculations and tax levy process for water districts and stated that Chapter 49, Texas Water Code establishes three main categories for water districts, based on a district's development status and/or tax rate. He reviewed the definitions for each of the three categories and said the Board must annually determine the District's category for that tax year and follow the associated notice and levy provisions in the Texas Water Code.

Discussion ensued regarding the District's development status. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a Developing District for the 2026 tax year.

Following review and discussion, Director Deal moved to adopt a Resolution Regarding Development Status for 2026 Tax Year establishing the District as a Developing District for the 2026 tax year, pursuant to Section 49.23603, Texas Water Code, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Moriniere seconded the motion, which passed unanimously.

#### 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 \$134.53 and send it to a collection agency.

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.

Ms. Hollingsworth discussed a Fox 26 news story regarding sediment in the water in another Sunterra district, Harris County Municipal Utility District No. 569. She discussed sediment caused by water hardness and the effect that hard water has on tankless water heaters. She noted that the District's water contains naturally occurring minerals and is acceptable according to Texas Commission on Environmental Quality ("TCEQ") requirements. She further noted that hard water issues can typically be resolved by residents adding a water softener to their tankless water heaters.

After review and discussion, Director Moriniere 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; 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 Witcher 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. Bozoarth, on behalf of Kimley-Horn, presented and reviewed Kimley-Horn's landscape architect report, a copy of which is attached.

After review and discussion, Director Deal moved to approve the landscape architect's report. Director Moriniere seconded the motion, which passed unanimously.

#### REPORT ON DEVELOPMENT

Mr. Bozoarth reported on development in the District.

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



Secretary, Board of Directors

(SEAL)



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