

MINUTES
WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 37

March 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 12th day of March, 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:

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| 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 Stephen Eustis of Robert W. Baird & Co. Incorporated; Janet Bacchus of Quiddity Engineering, LLC ("Quiddity"); Tracey Scott of Myrtle Cruz, Inc.; Dana Hollingsworth of Municipal District Services; Brenda McLaughlin of Bob Leared Interests; John Smith, a resident of the District; and Greer Pagan and Merry Heyne of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no comments from the public.

APPROVE MINUTES

The Board considered approving the minutes of February 12, 2026, regular meeting. After review and discussion, Director Deal moved to approve the minutes, as presented. Director Moriniere 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.

RESOLUTION REQUESTING APPRAISAL OF PROPERTY AND CERTIFICATE OF ESTIMATED APPRAISED VALUE

The Board discussed requesting an appraisal of property and certificate of estimated appraised value for the District as of April 1, 2026. After review and discussion, Director Witcher moved to adopt a Resolution Requesting Appraisal of Property and Certificate of Estimated Appraised Value and direct that the Resolution be filed appropriately and retained in the District's official records. Director Moriniere seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. McLaughlin 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 Witcher seconded the motion, which was approved by unanimous vote.

OPERATION OF DISTRICT FACILITIES; HEARING ON TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS AND AUTHORIZE TERMINATION OF SERVICE; DROUGHT CONTINGENCY PLAN

Ms. Hollingsworth presented and reviewed the operator's report, a copy of which is attached.

Ms. Hollingsworth updated the Board on the sediment in the District's water caused by water hardness and the effect that hard water has on tankless water heaters. She presented and reviewed information and recommendations on Sunterra's Drinking Water and Tankless Water Heaters, a copy of which is attached. She reported that this information was sent to District residents by email.

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.

Mr. Pagan discussed the District's Drought Contingency Plan ("DCP") and explained the Texas Commission on Environmental Quality ("TCEQ") rules require that the District review its DCP annually. He stated that no changes are recommended at this time. The Board concurred to make no changes.

After review and discussion, Director Witcher moved to (1) approve the operator's report; and (2) 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 Moriniere seconded the motion, which passed by unanimous vote.

REVIEW EMERGENCY PREPAREDNESS PLAN AND AUTHORIZE FILING OF UPDATES, IF NECESSARY

Mr. Pagan discussed the District's Emergency Preparedness Plan ("EPP") and requirements to file any updates with the TCEQ. He stated that the District is required to update the personnel and contact information listed in the EPP and submit the updated pages to the TCEQ and other required entities. Ms. Baccus stated that no updates are necessary at this time.

AMEND RATE ORDER

The Board considered amending the Rate Order to increase the sewer rate for commercial and multi-family users. After review and discussion, Director Witcher moved to adopt the Amended Rate Order, as discussed. Director Moriniere seconded the motion, which passed unanimously.

ENGINEERING MATTERS; DEEDS, EASEMENTS, ENCROACHMENT AGREEMENTS, WAIVERS OF SPECIAL APPRAISAL, AND PLAT MATTERS

Ms. Baccus 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

Ms. Bacchus, on behalf of Kimley-Horn, presented and reviewed Kimley-Horn's landscape architect report, a copy of which is attached.

Ms. Bacchus, on behalf of Kimley-Horn, updated the Board on construction of landscape and irrigation for Sunterra Clay Road Phase 2. She stated that Kimley-Horn recommended approval of Change Order Nos. 1 and 2 to the contract with Epic Exteriors to increase the contract in the amounts of \$13,281.94 and \$7,178.82, respectively. The Board determined that Change Order Nos. 1 and 2 are beneficial to the District.

After review and discussion, Director Witcher moved to (1) approve the landscape architect's report; and (2) approve the Change Orders, as presented, based upon the Board's finding that the Change Orders are beneficial to the District and the landscape architect's recommendation. Director Moriniere seconded the motion, which passed unanimously.

2026 DIRECTORS ELECTION

ACCEPT CERTIFICATE DECLARING UNOPPOSED STATUS OF CANDIDATES FOR ELECTION TO THE BOARD OF DIRECTORS

Mr. Pagan discussed procedures related to the 2026 Directors Election. He presented a Certificate Declaring Unopposed Status of Candidates for Election to the Board of Directors executed by the Secretary's agent stating that the District received two candidate applications for the two director positions for the May 2, 2026, Directors Election.

ADOPT ORDER CANCELLING ELECTION AND DECLARING UNOPPOSED CANDIDATES ELECTED TO OFFICE

Mr. Pagan presented an Order Cancelling Election and Declaring Unopposed Candidates Elected to Office (the "Order Cancelling") stating that the May 2, 2026, Directors Election is cancelled and that the unopposed candidates, John Smith and Joe Fields, are declared elected to office to serve from the May 2, 2026, Directors Election until the May 5, 2030, Directors Election. He reviewed the posting requirements for the Order Cancelling.

AUTHORIZE CANCELLATION OF COUNTY CONTRACT FOR ELECTION SERVICES

Mr. Pagan discussed that the Board had approved entering into a contract with Waller County (the "County") to administer the District's 2026 Directors Election.

Following review and discussion, Director Moriniere moved to (1) accept the Certificate Declaring Unopposed Status of Candidates for Election to the Board of Directors and direct that the Certificate be filed appropriately and retained in the District's official records; (2) adopt the Order Cancelling Election and Declaring Unopposed Candidates Elected to Office, authorize the Secretary's agent to post the Order Cancelling, as required, and direct that the Order Cancelling be filed appropriately and retained in the District's official records; and (3) cancel the contract with the County for election services for the May 2, 2026, Directors Election. Director Ellis seconded the motion, which passed unanimously.

REPORT ON DEVELOPMENT

There was no additional discussion on development in the District.

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

(SEAL)




Secretary, Board of Directors
Asst.

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