

CY-CHAMP PUBLIC UTILITY DISTRICT
Minutes of Meeting of Board of Directors
April 16, 2026

The Board of Directors of Cy-Champ Public Utility District (the “District”) met at 13455 Cutten Road, Suite 1A, Houston, Texas on April 16, 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 HCCO Sgt. Stephen Holle, Joseph Ellis of McCall Gibson Swedlund Barfoot Ellis PLLC, Michelle Guerrero of Bob Leared Interests, Inc., Tiffany 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, Erin Larimore of Clark Condon Associates, Inc., Mark W. Brooks of Young & Brooks, Lee Garrido with Quick Quack Car Wash, and District resident Randy Pineda.

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

SECURITY REPORT

Security Coordinator Polly Looper and HCCO Sgt. Stephen Holle reported as to matters regarding security within the District and responded to questions. After the report was concluded, Sgt. Holle excused himself from the meeting.

APPROVAL OF MINUTES

Upon motion duly made, seconded and unanimously carried, the board approved the minutes of the March 27, 2026 meeting as presented.

QUESTIONS/COMMENTS FROM THE PUBLIC

District resident Randy Pineda presented information regarding the Champions Park Stars, which is the only community swim team headquartered within the District, and information regarding team sponsorship opportunities. After review and discussion, upon motion duly made,

seconded and unanimously carried, the board approved District sponsorship of the team at the \$1000 level.

APPROVE AUDIT

The board recognized Joseph Ellis of McCall Gibson Swedlund Barfoot Ellis PLLC, who had previously distributed a draft of the District's audit for its fiscal year ending December 31, 2025. Mr. Ellis reviewed the draft audit with the board and responded to questions. After discussion, upon motion duly made, seconded and unanimously carried, the board approved the audit as presented.

ANNUAL REVIEW OF INVESTMENT POLICIES

The board conducted the annual review of the District's investment policies and investment strategies. The District's investment officers and auditor are not recommending any revisions. After discussion, upon motion duly made, seconded and unanimously carried, the board adopted the attached Resolution Reviewing Investment Policy and Investment Strategies.

CONSULTANT/VENDOR CONTRACTS

After discussion, upon motion duly made, seconded and unanimously carried, the board approved a Joint Participation Interlocal Agreement with Harris County for the Cutten Road sidewalk project required by the County as a condition of the Park C plan approvals.

MONTHLY REPORTS

Michelle Guerrero 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 97.596% collected for 2025 taxes, and over 99% collected for all prior years.

Tiffany 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.

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 and recommended board approval of Pay Estimate No. 1 to Institutiform Technologies LLC on their contract for the Sanitary Sewer Rehab Phase 5 project, in the amount of \$192,888.00.

Mr. Sander presented a tabulation of bids received for the Lift Station No. 1 Emergency Generator project. He recommended and after discussion, upon motion duly made, seconded and unanimously carried, the board awarded the contract for the project to McDonald Municipal and Industrial based on their low bid of \$343,996.00 including allowances.

The board recognized Lee Garrido, Senior Real Estate Manager with Quick Quack Car Wash, who reported that although Quick Quack requested a utility commitment for 9625 GPD, their typical usage is closer to 12,500 GPD. The board confirmed that 12,500 GPD is not available from the District for service to their proposed location. Mr. Garrido also advised the board that although early on their engineers indicated otherwise, Quick Quack is not realistically able to regulate their discharge during off-peak hours in order to avoid overloading the receiving District lift station, and accordingly they have allowed their purchase contract for the tract within the District to lapse and will need to look for another location.

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.

Erin Larimore 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. Ms. Larimore reviewed their report with the board and responded to questions.

Ms. Larimore presented and after review and discussion, upon motion duly made, seconded and carried by four votes with director Serres voting against the motion, the board approved Change Order No. 1 to the pending contract with HD Outdoor Construction, LLC on their contract for construction of Park C, to add a drinking fountain at Park B at a cost of \$9800.

After discussion, the board asked that CCA solicit proposals for mosquito control at the District parks, including new Parks A and B.

Ms. Larimore 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. 4 in the aggregate amount of \$247,086.42 (\$199,599.72 for Park items; \$47,486.70 for WSD items)

Cheyenne Evans of Champions Hydro-Lawn, Inc. (CHL) 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.

Ms. Evans presented park inspection reports and proposals for tree removal and stump grinding throughout the District's parks, which the board deferred consideration of pending review by and input from CCA.

Ms. Evans presented CHL's following proposal(s) for recommended work at the District's parks:

- Proposal 38253 - Legacy Tree Inspection - \$1080
- Proposal 38290 - Sunshine Lagustrum plantings at the Cutten Road medians - \$10,620
- Proposal 37996 - Park Irrigation System Repairs - \$8382

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 Shelley Serres reported as to matters pending before the Kleinwood Joint Powers Board (the "JPB"). The JPB approved a new Agreement for Bookkeeping Services with Myrtle Cruz, Inc. reflecting their new monthly base fee of \$2,000.00.

The contractor for the Electrical Modifications Phase 3 project continues to make good progress. The projected contract completion date for the project is May 11, 2026.

Ms. Serres 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. 3 during March. The plant engineers conducted an inspection of the basin while it was out of service and it appears to be in good condition with a thorough clean out of all built up sludge in the basin. The plan moving forward is to clean out one clarifier each year beginning in spring 2027 and keep them on a three-year rotating cleanout schedule unless conditions require adjusting this schedule in any given year. The engineers plan to visit the site monthly to monitor the solids build up in the filter basin and the system manholes, and work with the operator as needed to keep the system running in optimal condition.

The reclaimed water filter system averaged 5.9 backwashes per day in March. The highest 1-day total of backwashes was 21. Total rainfall for March was 2.48".

PENDING BUSINESS

After discussion, the board unanimously agreed to schedule a special board meeting for 11 a.m. on May 7, 2026 to review CHL's park inspection reports and recommendations.

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

Secretary

Attachments - Resolution Reviewing Investment Policies and Investment Strategies
Bookkeeper's Report