

MEADOWHILL REGIONAL MUNICIPAL UTILITY DISTRICT
Minutes for the May 19, 2025 Board Meeting

The Board of Directors (the "Board" or "Directors") of Meadowhill Regional Municipal Utility District of Harris County, Texas (the "District") met in regular session, open to the public, whereupon the roll was called of the members of the Board, to-wit:

Alan Liczwek	President
Douglas Larkins	Vice President
Edward Varosky	Secretary/Treasurer
Michael Gleason	Assistant Secretary
Cassandra Woods	Director

All Directors were present, thus constituting a quorum. Also, present were Doug Jeffrey of TNG Utility Corporation ("Operator"); Reagan Rucker, P.E., of IDS Engineering, Inc. ("Engineer"); Zach Petrov, attorney, of Johnson Petrov LLP ("JP" or "Attorney"); Chris Linn of Myrtle Cruz, Inc. (Bookkeeper); Pam Low of Minutes Plus ("Recording Secretary"); Sergeant Driver, Constable Moore and an additional Constable of Harris County Constable Office Precinct 3 ("HCCO"); Nick LaDuca of the Journeyman Group representing Northwoods Apartments; and Chasity Willis, Brandon Harris, and Mr. Jackson, residents of the District.

Director Liczwek, having determined that the Notice of Meeting was posted in accordance with provisions of the Open Meetings Act, and establishing a quorum, called the meeting to order at 6:30 p.m.

PUBLIC COMMENT

Ms. Willis (2902 Swift Brook Glen Way) reported unusually high water bills over the past three months. Mr. Jeffrey stated that her billing will be investigated for potential discrepancies.

Mr. Jackson (0111 Long Castle) disputed his water bill, expressing concern about charges for usage levels he believes exceed his actual consumption. Mr. Jeffrey stated that the water meter has been inspected and appears to be functioning accurately. He further stated he will continue reviewing this account.

Mr. Harris (22002 Orchard Dell) reported elevated water billing and identified a leaking toilet as the likely cause, which has since been repaired. Mr. Harris requested the Board's consideration for bill adjustment assistance given that the leak has been identified and resolved. Mr. Jeffrey stated that a payment plan can be offered.

SECURITY REPORT

Sergeant Driver reviewed the Security Report, a copy of which is attached hereto as Exhibit "A". Mr. Jeffrey reported theft of tools and equipment, including a pump, at the Sewer

Treatment Plant facility. He noted that a homeless encampment has been established in the wooded area adjacent to the treatment plant. TNG maintenance personnel have expressed safety concerns regarding the proximity of the homeless population to their work site, impacting their sense of security during routine equipment inspections and maintenance activities.

Seargent Driver stated that the homeless situation in the area will be investigated.

MINUTES

Upon motion by Director Woods, seconded by Director Gleason, after full discussion and with all Directors present voting aye, the Board approved the minutes of the April 21, 2025 and May 5, 2025 Board meetings.

GENERAL BUSINESS

- a. Landscape Maintenance matters. There were no matters to report.
- b. Administration Building matters. There were no matters to report.

BOOKKEEPER'S REPORT

Ms. Linn presented the Bookkeeper's Report, a copy of which is attached hereto as Exhibit "B".

Upon motion by Director Varosky, seconded by Director Woods, after full discussion and with all Directors present voting aye, the Board approved the Bookkeeper's Report as presented.

OPERATIONS REPORT

Mr. Jeffrey presented to and reviewed with the Board the Operations Report, a copy of which is attached hereto as Exhibit "C". Mr. Jeffrey also noted that the Water accountability is at 90.18% for the month in the District.

Next, Mr. Jeffrey asked the Board's approval for installation of additional fencing near the STP entrance to deter unauthorized access. This security enhancement was specifically requested by workers who operate during evening and night hours.

Mr. Jeffrey reported that TNG has published the latest Consumer Confidence Report ("CCR") on the website for public access, in accordance with the TCEQ rules. This digital distribution method will reduce operational costs by eliminating the previous practice of including the CCR with monthly billing statements.

Upon motion by Director Gleason, seconded by Director Larkins, with all Directors present voting aye, the Board approved (i) the Operations Report as presented, including the authorization to terminate service for nonpayment following the District's Rate Order; (ii)

authorized the fencing modification at the STP, as requested by Mr. Jeffrey; and (iii) authorized distribution of the CCR via website posting.

ENGINEER'S REPORT

Ms. Rucker reviewed the Engineer's Report, a copy of which is attached hereto as Exhibit "D".

Next, upon motion by Director Larkins, seconded by Director Varosky, after full discussion and with all Directors present voting aye, the Board (i) approved Pay Application No. 4 to Texan Municipal & Industrial, a Division of Texan Electric Co., Inc. in the amount of \$260,550, as recommended by IDS; and (ii) approved the Engineer's Report as presented.

ATTORNEY'S REPORT

Northwoods Multifamily Utility Commitment Letter Assignment and Extension ("Consent to Assignment"). Mr. Petrov presented a Consent to Assignment by AMCAL Equities, LLC to Northwoods Apartments, LP, a copy of which is attached hereto as Exhibit "E". Additionally, Northwoods Apartments, LP has requested a three-month extension of the utility commitment term, with the revised expiration date of October 1, 2025.

Upon motion by Director Larkins, seconded by Director Gleason, after full discussion and with all Directors present voting aye, the Board approved the Consent to Assignment along with the revised expiration date of the Utility Commitment Letter of October 1, 2025.

Correspondence regarding Northwest Harris County MUD No. 28. This matter was discussed during the Quarterly Report.

Detention Facilities Maintenance Agreement, including correspondence with Spring West MUD. Mr. Petrov presented the proposed agreement with Spring West MUD. Mr. Petrov and Ms. Rucker discussed the same with the Board. Mr. Petrov stated that a conference call with Spring West MUD representatives is planned for the next meeting. The Board, by general consent, agreed to share the rehabilitation plans with Spring West.

Easement Agreement for Spring West MUD Sanitary Sewer Force Main. Mr. Petrov updated the Board with the comments provided to Spring West MUD. The Board concurred that the use of area for drainage had priority over sanitary sewer.

Correspondence with Bidder of WWTP Headworks Project. Mr. Petrov presented correspondence from PMG Project Management Group, LLC, the lowest bidder for the Wastewater Treatment Plant Headworks and Mechanical Screen Improvements Contract, regarding the contract award decision and his response. Discussion ensued.

Detention Facilities Agreement with Virtuo. There were no matters to report.

ADJOURNMENT

Upon motion by Director Larkins, seconded by Director Gleason, after full discussion and with all Directors present voting aye, the Board adjourned the meeting at 7:36 p.m.

[EXECUTION PAGE FOLLOWS]

PASSED AND APPROVED this 2nd day of June, 2025.


Secretary, Board of Directors

Exhibit

- A Security Report
- B Bookkeeper's Report
- C Operations Report
- D Engineer's Report
- E Consent to Assignment by AMCAL Equities, LLC to Northwoods Apartments, LP