

MEADOWHILL REGIONAL MUNICIPAL UTILITY DISTRICT
Minutes for the June 2, 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:

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| 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 and Chip Callegari of TNG Utility Corporation ("Operator"); Reagan Rucker, P.E., of IDS Engineering, Inc. ("Engineer"); Zachary Petrov, attorney, of Johnson Petrov LLP ("JP" or "Attorney"); Bill Blicht of Blicht Associates, Inc. ("Financial Advisor"); and Pam Low of Minutes Plus ("Recording Secretary").

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 6:33 p.m.

PUBLIC COMMENT

There was no public comment.

MINUTES

Upon motion by Director Gleason, seconded by Director Larkins, after full discussion and with all Directors present voting aye, the Board approved the minutes of the May 19, 2025 Board meeting.

GENERAL BUSINESS

- a. Landscape Maintenance matters. There were no matters to report.
- b. Administration Building matters. It was reported that new U.S. flags have been installed at the building.

TAX ASSESSOR/COLLECTOR'S REPORT

Mr. Blicht reviewed the Tax Assessor/Collector's Report, a copy of which is attached hereto as Exhibit "A".

Mr. Blich reviewed with the Board the Delinquent Taxpayer List and reported that 98.07% of 2024 taxes have been collected as of May 31, 2025.

Upon motion by Director Gleason, seconded by Director Woods, after full discussion and with all Directors present voting aye, the Board approved the Tax Assessor/Collector's Report along with checks listed therein.

OPERATIONS REPORT

Mr. Jeffrey presented to and reviewed with the Board the Operations Report, a copy of which is attached hereto as Exhibit "B".

Mr. Jeffrey discussed the generator radiator issue. He stated that due to a miscommunication, what was initially understood as a \$3,800 repair estimate resulted in a complete radiator replacement with an invoice of \$29,000. TNG is currently seeking revised pricing for a proper radiator replacement.

Next, Mr. Jeffrey stated that the District could consider converting the generator's fuel source to natural gas at this time. Given that generators typically have a 25-year lifespan and the current unit has only 2-3 years remaining, the District should begin planning for replacement. A new generator would require approximately one year for delivery and installation once ordered.

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

ENGINEER'S REPORT

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

Upon motion by Director Larkins, seconded by Director Gleason, after full discussion and with all Directors present voting aye, the Board approved the Engineer's Report including the renewal of the Utility Commitment Letter to Holzwarth Outpost Group No. 5 for the proposed retail center, as recommended by IDS.

ATTORNEY'S REPORT

Correspondence regarding Northwest Harris County MUD No. 28 and authorize appropriate action. The Board discussed correspondence with NW 28.

Detention Facilities Maintenance Agreement with Spring West MUD. Mr. Petrov and Ms. Rucker updated the Board regarding the Agreement.

Easement Agreement for Spring West MUD Sanitary Sewer Force Main. Mr. Petrov updated the Board on the discussions with Spring West regarding the easement.

Correspondence with Bidder of WWTP Headworks Project. Mr. Petrov updated the Board on correspondence related to the WWTP Headworks Project.

Detention Facilities Maintenance Agreement with Virtuo Apartment Complex. Mr. Petrov reviewed the Agreement with the Board.

Storm Sewer Easement Agreement with Virtuo 2920. Mr. Petrov reviewed the Storm Sewer Easement Agreement with the Board.

Upon motion by Director Varosky, seconded by Director Gleason, after full discussion and with all Directors present voting aye, the Board approved (i) the Detention Facilities Maintenance Agreement with Virtuo Apartment Complex; and (ii) Storm Sewer Agreement with Virtuo 2920.

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 7:38 p.m.

[EXECUTION PAGE FOLLOWS]

PASSED AND APPROVED this 16th day of June, 2025.


Secretary, Board of Directors

Exhibit A Tax Collector's Report
Exhibit B Operation's Report
Exhibit C Engineer's Report