

**MEADOWHILL REGIONAL MUNICIPAL UTILITY DISTRICT  
Minutes for the August 26, 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"); Daniel David, attorney, of Johnson Petrov LLP ("JP" or "Attorney"); Pam Low of Minutes Plus ("Recording Secretary"); and Bill Blich of Blich Associates, Inc. ("Financial Advisor").

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**

There was no public comment.

**MINUTES OF AUGUST 18, 2025 BOARD MEETING**

The minutes of the previous meeting were tabled.

**GENERAL BUSINESS**

1. LANDSCAPE MAINTENANCE MATTERS. There were no new matters to report.
2. ADMINISTRATION BUILDING MATTERS. There were no new matters to report.
3. DISTRICT INSURANCE RENEWAL (EXPIRES SEPTEMBER 30). Upon motion by Director Varosky, seconded by Director Gleason, after full discussion and with all Directors present voting aye, the Board approved the insurance proposal from Arthur J. Gallagher, its current provider.

**SALE OF WATERWORKS AND SEWER SYSTEM COMBINATION UNLIMITED TAX AND REVENUE BONDS, SERIES 2025 (THE "BONDS")**

Mr. Blitch distributed the bid report, a copy of which is attached hereto as Exhibit "A" and stated that five bids have been received with the lowest bid being from The Baker Group at a net effective interest rate of 4.109074 percent. Mr. Blitch then recommended that the Board accept the bid to purchase the Series 2025 Bonds submitted by The Baker Group.

Mr. David then reviewed the Bond Order and related documents and upon motion by Director Gleason, seconded by Director Woods, after full discussion and with all Directors present voting aye, the Board (i) accepted the bid submitted by The Baker Group and awarded the sale to The Baker Group, as recommended by the Financial Advisor; (ii) approved the Order Authorizing Issuance of \$3,050,000 Unlimited Tax Bonds, Series 2025; A Transfer and Paying Agent Agreement; And Other Matters Related Thereto; and (iii) approved the Attorney General transcript review fee.

### **TAX ASSESSOR/COLLECTOR'S REPORT**

Mr. Blitch presented to and reviewed with the Board the Delinquent Tax Report, a copy of which is attached hereto as Exhibit "B". He reported that the District's Delinquent Tax Attorney will send notices to delinquent tax accounts notifying them of the October 6, 2025 Board meeting and asking that they make payment commitments or respond to the letter by that date to avoid being tagged for water termination.

Upon motion by Director Larkins, seconded by Director Woods, after full discussion and with all Directors present voting aye, the Board authorized the Delinquent Tax Attorney to send notices to delinquent tax accounts, including those with delinquent payment plans, notifying them of the delinquent tax hearing date.

### **OPERATIONS REPORT**

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

Upon motion by Director Varosky, seconded by Director Woods, with all Directors present voting aye, the Board approved the Operations Report as presented, including the authorization 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 "D".

Next, upon motion by Director Larkins, seconded by Director Woods, after full discussion and with all Directors present voting aye, the Board approved the Engineer's Report.

### **ATTORNEY'S REPORT**

Correspondence regarding Northwest Harris County MUD No. 28. There were no new matters to report.

Legislative Memorandum. Mr. David presented and reviewed a memo titled "Legislative Update for the 89th Texas Legislature (2025)" with the Board. The memo summarized the recently concluded legislative session, focusing specifically on legal changes that directly impact the District.

Amendments to Reimbursement Agreement with Virtuo and Urbana ("Amendments"). Upon motion by Director Gleason, seconded by Director Varosky, after full discussion and with all Directors present voting aye, the Board approved the Amendments, copies of which are attached hereto as Exhibit "E" and "E-1".

Urbana Multifamily Development, including site plan and detention pond. There was no action.

### **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 8:05 p.m.

[EXECUTION PAGE FOLLOWS]

PASSED AND APPROVED this 15<sup>th</sup> day of December, 2025.

  
Secretary, Board of Directors

**Exhibit**

- A Bid Document
- B Delinquent Tax Report
- C Operations Report
- D Engineer's Report
- E Virtuo Amendment
- E-1 Urbana Amendment