

MEADOWHILL REGIONAL MUNICIPAL UTILITY DISTRICT
Minutes for the September 15, 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 and Chip Callegari of TNG Utility Corporation ("Operator"); Chris Lin of Myrtle Cruz, Inc. ("Bookkeeper"); Reagan Rucker of IDS Engineering, Inc. ("Engineer"); Daniel David, attorney, of Johnson Petrov LLP ("JP" or "Attorney"); Sergent Ramos, Sergent Suazo, and Deputy Moore of Harris County Precinct 3 Constables Office ("HCCO"); Justin Jenkins of McMeall Gibson Swedlund Barfoot PLLC ("Auditor");

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 6:35 p.m.

PUBLIC COMMENT

There was no public comment.

MINUTES

The minutes of the August 18, 2025 and August 26, 2025 Board meetings were tabled.

GENERAL BUSINESS

- a. Security Report. Seargent Ramos reviewed the Security Report, a copy of which is attached hereto as Exhibit "A".
- b. Landscape Maintenance matters. There were no new matters to report.
- c. Administration Building matters. There were no new matters to report.
- d. Annual Review of Investment Policy/Investment Strategies, amend as necessary. The Board conducted its yearly review of the Investment Policy. Upon motion by Director Larkins, seconded by Director Gleason, after full discussion and with all Directors

present voting aye, the Board agreed to maintain the current Investment Policy without changes, as recommended by the District's Bookkeeper and Attorney.

- e. Resolution Regarding District's Tax Characterization for 2025. Mr. David reviewed the distinctions between developing and developed districts. Based on the District's current bond issuance for infrastructure and its possession of several large undeveloped tracts representing more than 5% of projected build-out, he recommended characterizing the District as a developing district.

Upon motion by Director Gleason, seconded by Director Varosky, and after full discussion with all Directors present, the Board unanimously approved the Resolution designating the District as a developing district.

- f. Agreed-Upon-Procedures Report for Waterworks and Sewer System Combination Unlimited Tax and Revenue Bonds, Series 2025 ("AUP"). Mr. Jenkins reviewed the AUP and discussed the reimbursement amounts due to Virtuo and Urbana from the Series 2025 Bonds.

Upon motion by Director Gleason, seconded by Director Woods, after full discussion and with all Directors present voting aye, the Board approved the AUP.

BOOKKEEPER'S REPORT

Upon motion by Director Varosky, seconded by Director Gleason, after full discussion and with all Directors present voting aye, the Board approved the Bookkeeper's Report, a copy of which is attached hereto as Exhibit "B", and the Budget for Fiscal Year Ending September 30, 2026, a copy of which is attached to the Bookkeeper's Report.

OPERATION'S REPORT

Mr. Jeffrey presented to and reviewed with the Board the Operations Report, a copy of which is attached hereto as Exhibit "C". There were no major leaks in District facilities this month. Water accountability was 79.32%.

Next, upon motion by Director Gleason, seconded by Director Woods, after full discussion and with all Directors present voting aye, the Board (i) authorized water terminations in accordance with the District's Rate Order; and (ii) approved the Operator's Report.

ENGINEER'S REPORT

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

Upon motion by Director Gleason, seconded by Director Woods, after full discussion and with all Directors present voting aye, the Board (i) awarded the Water Plant No. 1 Ground Storage Tank No. 2 Rehabilitation project to Pardalis Industrial Enterprises, Inc. in the amount of

\$361,701.00, as recommended by IDS; (ii) approved Pay Application No. 13 in the amount of \$72,218.34 to TLC Construction Services, Inc. in connection with the WS&D, Detention, and Lift Station facilities contract for the Urbana Springs Yardhomes project; and (iii) approved the Engineer's Report.

ATTORNEY REPORT

Spring West Fence Maintenance License Agreement ("Agreement") Mr. David presented a draft Agreement. Following discussion, the Board took no action and requested further revisions of the Agreement.

Correspondence regarding Northwest Harris County MUD No. 28 and/or Shasla PUD and authorize appropriate action. There were no new matters to report.

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

ADJOURNMENT

Upon motion by Director Varosky, seconded by Director Gleason, after full discussion and with all Directors present voting aye, the Board adjourned the meeting at 7:31 p.m.

PASSED AND APPROVED this 15th day of December, 2025


Secretary, Board of Directors

- Exhibit A Security Report
- Exhibit B Bookkeeper's Report
- Exhibit C Operation's Report
- Exhibit D Engineer's Report