

## SPANISH COVE PUBLIC UTILITY DISTRICT

Minutes of Meeting of Board of Directors

February 3, 2026

The Board of Directors ("Board") of Spanish Cove Public Utility District met at 102-A Spanish Cove Dr., Crosby Texas 77532 on February 3, 2026 in accordance with the duly posted notice of said meeting, with the following members present as following:

Eldon Gizinski, President  
Doyle Bowers, Vice President  
Tommy Curry, Secretary  
David Hilditch, Treasurer  
Don Housely Jr., Director

and the following absent:

None.

Also present were Ms. Debbie Arellano, tax assessor-collector for the District; Mr. John Davis and Mr. Cole Davis, operators for the District; and Ms. Jennifer Seipel, attorney for the District. Also present was Mr. Jared Welsh.

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

1. The Board first considered approval of the minutes of the meeting held on January 6, 2026. Upon motion duly made, seconded and unanimously carried, the Board approved the minutes as presented.

2. There was no public comment.

3. Ms. Arellano presented the tax assessor-collector's report, copy attached. The report showed the District's 2025 taxes as being 28% collected. Upon motion duly made, seconded and unanimously carried, the Board approved the tax assessor-collector's report and the checks listed thereon.

4. The Board considered an Order Levying Additional Penalty for Delinquent Taxes, which levies a 20% penalty on 2025 delinquent taxes for personal property on April 1, 2026 and real property on July 1, 2026. After review, upon motion unanimously carried, the Board adopted the Order as presented.

5. Ms. Arellano presented the bookkeeper's report, copy attached. One question was raised regarding the insurance premium; Ms. Arellano stated that she would investigate the matter. Subject to that discussion, upon motion duly made, seconded and unanimously carried, the Board approved the bookkeeper's report as presented, including the checks listed thereon.

6. Mr. Davis presented the operator's report, copy attached. He reported that the City of Houston's project to construct an interconnect with the District is on hold pending funding and further discussion. The operator also discussed with the Board the scheduling of a bond election, with the Board electing to discuss the matter further in February. Subject to that discussion, the Board approved the operator's report as presented.

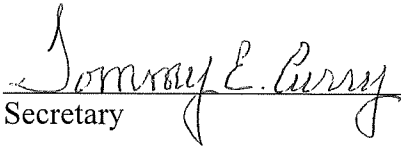
7. The Board then reviewed its Rate Order and Fee Schedule. After discussion, the Board decided not to make any changes to the Rate Order and Fee Schedule.

8. It appeared that an election of directors should be called for and within the District on Saturday, May 2, 2026. The attached Order calling such election was presented and reviewed by the Board of Directors. Upon motion duly made, seconded and unanimously carried, the Board approved and adopted the Order attached hereto. The attorney was instructed to handle the mechanics of the election.

9. It appeared that the plans and engineer's report heretofore adopted met all legal requirements of Section 54.506, Texas Water Code, and that all other legal requirements for ordering a bond election had been fulfilled, and that a bond election should be called. There was then presented the attached Order calling a bond election to be held on May 2, 2026 within the District. After a consideration, it was duly moved, seconded and unanimously carried that said order be passed and adopted.

10. Ms. Seipel then discussed with the Board the requirements of Texas Local Government Code Chapter 203, Subchapter D (Senate Bill 625). The law requires districts to annually provide certain records and information concerning the District's finances and tax rates to the Texas Comptroller of Public Accounts. The comptroller has created a special information database on their website, where the information will be assembled, updated, and made available to the public free of charge. The required information is already publicly available in other places, but the law requires submission of the information to the comptroller. The information includes the name of the District, the names of the Board members, any employees, addresses, websites if applicable, names of certain consultants, the total amount of bonds authorized by District voters, the aggregate principal amount of bonds issued, the tax rate, and audited financial information. Upon unanimous vote, the Board authorized the attorney to prepare and file the required report by the April 1, 2026 deadline.

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

  
Secretary