

MINUTES
NORTHEAST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1

April 6, 2026

The Board of Directors (the “Board”) of Northeast Harris County Municipal Utility District No. 1 (the “District”) met in regular session, open to the public, on the 6th day of April, 2026, by teleconference and at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Jim Moffatt	President
Keith Jaehne	Vice President
Tonya Nunez	Asst. Vice President
Ellen Crocker	Secretary
Ted Gaylord	Assistant Secretary

and all the above were present except Director Moffatt, thus constituting a quorum.

Also attending the meeting in person or by teleconference were Candace Taylor, a resident of the District and Director-elect; Loren Morales of Rathmann and Associates; Aaron Alford of Woodmere Development Company Ltd.; Marie Newsome of Storm Water Solutions; Mara Baeza of McLennan & Associates, L.P.; Barbara Nussa of Republic Services; Patty Rodriguez of Bob Leared Interests, Inc.; Mike Williams of Municipal Operations & Consulting, Inc.; Jason Hajduk of IDS Engineering Group; and Greer Pagan, Elizabeth Cone, Trenise Simmons, and Kerri Houck of Allen Boone Humphries Robinson LLP (“ABHR”).

PUBLIC COMMENT

There were no public comments.

MINUTES

The Board considered approving the minutes of the March 2, 2026, regular meeting. After review and discussion, Director Gaylord moved to approve the minutes, as submitted. Director Jaehne seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Baeza presented and reviewed the bookkeeper’s report, a copy of which is attached, and presented the District’s bills for payment. Following review and discussion, Director Gaylord moved to approve the bookkeeper’s report, including payment of the bills. Director Crocker seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Rodriguez presented and reviewed the tax assessor/collector's report with the Board, a copy of which is attached.

Ms. Rodriguez reviewed resident correspondence requesting a waiver of late fees and penalties on their delinquent tax statement in the amount of \$199.91, due to not receiving her statement in the mail. Ms. Rodriguez stated that, pursuant to the Texas Tax Code, failure to receive a tax bill does not affect the validity of the tax, late fees, or interest, and does not necessitate waiver of any late fees or penalties.

Mr. Morales requested an appraisal of property and certificate of estimated appraised value as of April 1, 2026, for the District.

Following review and discussion, Director Gaylord moved to (1) approve the tax assessor/collector's report, and the payment of the bills contained in the tax assessor/collector's report; (2) deny the request from the resident for a waiver of late fees and penalties, as discussed; and (3) obtain an appraisal of property and certificate of estimated appraised value as of April 1, 2026. Director Jaehne seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES

Mr. Williams presented and reviewed the operator's report, a copy of which is attached. Following review and discussion, Director Crocker moved to approve the operator's report. Director Jaehne seconded the motion, which passed unanimously.

TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS

Mr. Williams reviewed the termination list reflecting delinquent water and sewer accounts, a copy of which is filed in the District's records. Mr. Williams reported the customers on the termination list were mailed written notice prior to today's meeting in accordance with the District's Rate Order, notifying them of the opportunity to appear before the Board to explain, contest, or correct the utility service bill and to show why utility services should not be terminated for reason of nonpayment. The Board then conducted a hearing on the termination of utility service to other customers. Following review and discussion, Director Crocker moved to authorize termination of delinquent accounts in accordance with the District's Rate Order and direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director Jaehne seconded the motion, which passed unanimously.

CONDUCT ANNUAL REVIEW AND RECEIVE REPORT FROM OPERATOR ON IDENTITY THEFT PREVENTION PROGRAM

Mr. Williams presented and reviewed the annual report on the District's Identity Theft Prevention Program, a copy of which is included in the operator's report. Mr. Williams stated that the annual report indicates no significant incidents of identity theft detection and recommended no changes to the program at this time.

APPROVE AND AUTHORIZE OPERATOR TO FILE WATER LOSS AUDIT

Mr. Pagan stated that all retail public water suppliers are required to submit to the Texas Water Development Board a water loss audit once every five years. He said the next scheduled audit is for the year 2025 and is due by May 1, 2026. After review and discussion, Director Crocker moved to approve the Water Loss Audit, direct that the audit be filed appropriately and retained in the District's official records and authorize the District's Operator to submit the audit to the Texas Water Development Board. Director Jaehne seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Hajduk presented and reviewed the engineer's report, a copy of which is attached, and reviewed the status of construction projects in the District.

Mr. Hajduk updated the Board regarding the Sheldon Road Municipal Utility District ("Sheldon Road MUD") Wastewater Treatment Plant and reviewed and recommended approval of Pay Estimate No. 9 in the amount of \$611,932.50, payable to HDR Engineering, Inc. ("HDR").

Mr. Hajduk reported that Sheldon Road MUD has requested that the District approve tentative construction of a new force main connection to the future Sheldon Ridge gravity sanitary sewer system, pending confirmation that such new force main connection and the resulting redirected flow will not adversely impact the Sheldon Ridge sanitary sewer system. He stated that the request is due to the current location of the force main requiring repair. Mr. Hajduk noted that HDR sent proposed cost for this project to Sheldon Road MUD and is waiting for a response.

Mr. Hajduk updated the Board on the water plant capacity and stated that HDR is preparing the initial design.

Mr. Hajduk updated the Board on Sheldon Ridge, Section 16 and recommended approval of Pay Application No. 1 in the amount of \$732,712.95, payable to Subterra Services Enterprises, LLC.

Mr. Hajduk updated the Board on the lift station to serve Sheldon Ridge and recommended approval of Pay Estimate No. 10 in the amount of \$41,461.20, payable to Peltier Brothers Construction, LLC ("Peltier").

Mr. Hajduk updated the Board on the water, sewer, and drainage facilities to serve Edgewood Village East, Section 1 and recommended approval of Pay Estimate No. 2 in the amount of \$565,970.67, payable to Fellers and Clark, LP.

Mr. Hajduk updated the Board on the use of surplus bond funds.

After review and discussion, and based on the engineer's recommendation, Director Jaehne moved to (1) approve the engineer's report; and (2) approve the recommended pay estimates, as presented. Director Crocker seconded the motion, which passed unanimously.

ANNEXATION OF LAND INTO THE DISTRICT

Mr. Hajduk updated the Board on the proposed annexation of approximately 63.227-acres.

REPORT ON DETENTION MAINTENANCE

Ms. Newsome reviewed the monthly inspection report, a copy of which is attached. She reviewed a proposal to siphon the drainage channel in Edgewood Village for a cost of \$10,850.00. Following review and discussion, Director Crocker moved to (1) approve the monthly inspection report; and (2) approve the proposal, as presented. Director Jaehne seconded the motion, which passed unanimously.

APPROVE OUT-OF-DISTRICT SERVICE AGREEMENT

Mr. Pagan discussed a potential out-of-District service agreement.

GARBAGE AND RECYCLING MATTERS

There was no discussion on this item.

REPORT REGARDING DEVELOPMENT IN THE DISTRICT

Mr. Alford updated the Board on development in the District.

SECURITY MATTERS

Mr. Alford updated the Board on security matters in the District. Discussion ensued regarding transitioning the existing security contract from the Harris County Texas Sheriff's Office to Harris County Constables Precinct 3. After review and discussion, the Board concurred to obtain a contract with the Harris County Constables

for three deputies to provide law enforcement services devoted to the District's geographical area at 80% of the patrolling officers working time.

LANDSCAPING AND PARK MATTERS

Mr. Alford updated the Board on landscaping matters in the District.

ATTORNEY'S REPORT

There was no discussion on this item.



Ellen Crocker

Secretary, Board of Directors

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