

**MEADOWHILL REGIONAL MUNICIPAL UTILITY DISTRICT
Minutes for the April 20, 2026 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. 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”); Pamela Low of Minutes Plus (“Recording Secretary”); Bill Blich of Blich Associates, Inc. (“Tax Assessor”); Corporal Driver of Harris County Pct. 3 Constable’s Office; and Reagan Lowman of Waste Management.

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

No comments.

MINUTES

Upon motion by Director Larkins, seconded by Director Varosky, after full discussion and with all Directors present voting aye, the Board approved the minutes presented.

GENERAL BUSINESS

a. Security Report. Corporal Driver presented to and reviewed with the Board the Security Report, a copy of which is attached hereto as **Exhibit “A.”**

b. Landscape Maintenance matters. Director Larkins presented a proposal for irrigation improvements for approximately \$4,000.00. It was decided to have the scheduled inspections on April 24, 2026 prior to acting on the proposal.

c. Administration Building matters. Director Varosky reported that the Exit sign light was out. Mr. Jeffrey noted that he would look into fixing it.

TAX ASSESSOR/COLLECTOR'S REPORT

Mr. Blich presented to and reviewed with the Board the Tax Assessor/Collector's Report, a copy of which is attached hereto as **Exhibit "B."** He noted that his office will be sending out the second delinquency notice regarding the additional 20% fee in May.

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

BOOKKEEPER REPORT

Ms. Lin presented to and reviewed with the Board the Bookkeeper's Report, a copy of which is attached hereto as **Exhibit "C."**

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

OPERATIONS REPORT

Mr. Jeffrey presented to and reviewed with the Board the Operations Report, a copy of which is attached hereto as **Exhibit "D."** He presented with the report a list of the proposed write-offs. Mr Callegari also reported that a new collection agency was being used.

Mr. Jeffrey reported that the final payment from Spring Plaza had been received on April 14, 2026.

Upon motion by Director Larkins, seconded by Director Woods, with all Directors present voting aye, the Board approved the Operations Report, and authorized the requested write-offs.

ENGINEER'S REPORT

Ms. Rucker presented to and reviewed with the Board the Engineer's Report, a copy of which is attached hereto as **Exhibit "E."**

Ms. Rucker presented a proposal to replace the Water Plant No. 1 Ground Storage Tank 1 ("GST1") with a glass-fused-to-steel ground storage tank instead of a concrete tank because of the difficulties of the site. She also explained that the glass-fused-to-steel option would provide better long-term economic and maintenance benefits than other non-concrete options. Director Gleason asked about the expected lifespan of such a tank, and Ms. Rucker responded that it is approximately 50 years. She requested that the Board authorize the replacement of GST1 with the glass-fused-to-steel tank.

Ms. Rucker reported that the construction cost estimate for the needed interior rehabilitation of Water Plant No. 2 Hydropneumatic Tank No. 2, as discussed at the previous meeting, is \$20,000. She requested that the Board authorize adding this rehabilitation work to the existing contract for the interior rehabilitation of Water Plant No. 1 GST and HPT No. 2, scheduled for the winter of 2026.

Ms. Rucker also recommended payment of Lab Invoice No. 26-3204 in the amount of \$538.00 to Tolunay-Wong Engineers, Inc. for materials testing and inspection related to the Wastewater Treatment Plant Headworks and Mechanical Screen Improvements 2023 Contract. She noted that this amount represents approximately 5% of the lab's total contract.

Ms. Rucker continued by reporting that the deficiencies identified during the one-year walk-through of the wastewater treatment plant concrete paving were submitted to the District's attorney, who has submitted them as a claim to the bonding company because the contractor filed for bankruptcy.

Regarding the clarifier wall and digester repairs, Ms. Rucker reported that the rebid is currently on hold. She noted that a new crack has appeared at the connection point between Digester 1 and Digester 4. She stated that the cost for this repair will be added to the previously authorized amount. She requested Board approval of the engineering proposal for the additional repair.

Ms. Rucker reported that a partial final walk-through was conducted for the Hannover Village and Spring Landing Detention Pond project. A punch list was generated and provided to the contractor. In connection with this project, she recommended payment of Pay Application No. 3 to Tejas Civil Construction Group, LLC in the amount of \$55,350.

Regarding development projects within the District, Ms. Rucker stated that Yogi Ventures, LLC submitted a revised set of plans for the development at 5425 Spring Stuebner Road and requested renewal of its utility commitment letter. She noted that the revised plans are under review and recommended that the Board renew the commitment letter. She also reported that the utility commitment letter for Artisan American Corp. was issued as previously approved by the Board.

Finally, Ms. Rucker confirmed that the detention pond tour has been scheduled for April 24, 2026.

Upon motion by Director Larkins, seconded by Director Gleason, and after full discussion, the Board unanimously voted to: (i) approve the Engineer's Report; (ii) approve replacing GST1 with a glass-fused-to-steel tank instead of a concrete tank; (iii) authorize the rehabilitation of Water Plant No. 2 Hydropneumatic Tank No. 2 and its inclusion in the Water Plant No. 1 GST and HPT No. 2 rehabilitation contract for winter 2026; (iv) approve payment of Lab Invoice No. 26-3204 to Tolunay-Wong Engineers, Inc. in the amount of \$538.00; (v) approve the engineering proposal from IDS Engineering, Inc. for the repair of Digester 4 at the wastewater treatment plant; (vi) approve payment of Pay Application No. 3 to Tejas Civil Construction Group, LLC in the amount of \$55,350; and (vii) authorize renewal of the utility

commitment letter for Yogi Ventures, LLC.

ATTORNEY'S REPORT

A. Correspondence regarding Northwest Harris County MUD No. 28 ("NW28"). Mr. David stated that the District had received a letter from Mr. Doll a few hours before the meeting via email through NW28's attorney. Mr. David distributed copies to the Board. Discussion ensued.

B. Discuss counteroffer to renew contract with Waste Management and Waste Management CPI Adjustment. Mr. David updated the Board on the status and confirmed the Board's desired counter-proposal previously discussed.

ADJOURNMENT

With no further business and hearing no objection, and upon motion by Director Varoski, seconded by Director Liczwek, after full discussion and with all Directors present voting aye, the meeting adjourned at 7:30 p.m.

EXECUTION PAGE FOLLOWS

PASSED AND APPROVED, this 4th day of May, 2026.



Edward Varosky
Secretary, Board of Directors

EXHIBIT	DESCRIPTION
A	Security Report
B	Tax Assessor/Collector's Report
C	Bookkeeper's Report
D	Operations Report
E	Engineer's Report