

**MINUTES OF MEETING
OF THE BOARD OF DIRECTORS**

February 16, 2026

STATE OF TEXAS §

COUNTY OF HARRIS §

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 21 §

The Board of Directors (the "Board") of **Northwest Harris County Municipal Utility District No. 21** (the "District") met in regular session, open to the public, at 6330 West Loop South, Suite 150, Bellaire, Texas 77401, on Monday, February 16, 2026, whereupon roll was called of the members of the Board, to-wit:

Rand R. Wall	-	President
Bill Tallas	-	Vice President
Bruce Popper	-	Secretary
Andy Johnston	-	Assistant Secretary
Matthew Barton	-	Assistant Secretary

All members of the Board were present thus constituting a quorum.

Also present at the meeting were: Howard Wilhite of H2O Innovation Operation and Maintenance, LLC ("H2O"), Lina Loaiza of Bob Leared Interests ("BLI"), Operator for the District ("Operator"); Wesley Lay and Alyvia McEwen of Quiddity Engineering ("Quiddity"), Engineer for the District ("Engineer"); Christina Ferguson of Myrtle Cruz, Inc. ("MCI"), the District's Bookkeeper ("Bookkeeper"); Jon Strange of JNS Consulting Engineers, Inc. ("JNS"); and Krystal A. Joseph, attorney, of Coats|Rose, P.C. ("Coats|Rose"), the District's legal counsel.

Whereupon, the meeting was called to order in accordance with notice posted pursuant to Texas law, and the following action was conducted. A copy of the posted agenda notice is attached hereto as Exhibit "A."

HEAR FROM PUBLIC

The Board noted that there were no members of the public wishing to address the Board.

TAX ASSESSOR/COLLECTOR'S REPORT

Report

The Board recognized Ms. Loaiza who reviewed the TAC's Report and a list of delinquent tax accounts, copies of which are attached hereto as Exhibit "B." As of January 31, 2026, 90.4% of the 2025 tax levy has been collected.

Following a discussion of the report and the status of collection of delinquent taxes, upon a motion made by Director Barton, seconded by Director Popper, the Board voted unanimously to approve the TAC's Report and the action items therein.

Resolution Implementing 20% Penalty on Delinquent Taxes

Consideration was then given to a proposed Resolution Implementing 20% Penalty on 2025 Delinquent Taxes (the "Resolution"), a copy of which is attached hereto as Exhibit "C." Upon a motion by Director Barton, seconded by Director Johnston, after full discussion, and the question being put to the Board, the Board voted unanimously to authorize a 20% penalty on 2025 taxes that are delinquent on July 1, 2026, and thereafter for real property and as provided by Texas Property Tax Code Section 33.11 for personal property, and to approve the Resolution evidencing the same.

Resolution Concerning 2026 Tax Exemptions

Next, consideration was given to a proposed Resolution Concerning Tax Exemptions for 2026 (the "Resolution"), a copy of which is attached hereto as Exhibit "D." Upon a motion by Director Barton, seconded by Director Popper, after full discussion, and the question being put to the Board, the Board voted unanimously to grant the following exemptions and adopt the Resolution evidencing same:

- 20% (minimum of \$5,000) of the appraised value of residence homesteads of individuals, as authorized by Section 11.13 of the Property Tax Code; and
- \$20,000 of the appraised value of residence homesteads of individuals who are disabled or are sixty-five years of age or older, as authorized by Section 11.13 of the Property Tax Code.

BOOKKEEPER'S REPORT

The Board recognized Ms. Ferguson, who submitted to and reviewed with the Board the Bookkeeper's Report, including invoices for payment, a copy of which is attached hereto as Exhibit "E."

Following review and discussion and based on a motion by Director Tallas, which was seconded by Director Barton, the Board voted unanimously to approve the Bookkeeper's Report and the invoices submitted for payment.

OPERATOR'S REPORT

The Board recognized Mr. Wilhite, who presented the Operator's Report, a copy of which is attached hereto as Exhibit "F." Mr. Wilhite reported as follows:

- The District has a total of 90 connections;
- The combined billed consumption for the month was 14,347,240 gallons of water;
- There were zero (0) cut-offs;
- Attached to the Operator's Report is a list of charges over \$500; and
- The Board discussed savings on sludging.

After discussion, upon a motion brought by Director Popper, seconded by Director Barton, the Board voted unanimously to approve the Operator's Report.

ENGINEER'S REPORT

The Board recognized Ms. McEwen of Quiddity, who presented the Engineer's Report attached hereto as Exhibit "G."

The following action items were presented:

- **WWTP Motor Control Center ("MCC") & Blower Replacement**
 - Engineer held the one-year warranty inspection with the Contractor.
- **Joint Wastewater Treatment Plant Inspection**
 - MPU No. 1 was inspected on January 13, 2026. The Inspection Report will be presented at the March meeting.
- **Arva Center Retail Development**
 - Civil site plans were reviewed and returned with comments to the developer's engineer.
- **Lift Station No. 1 Improvements**
 - Engineer held the one-year warranty inspection with Contractor.
- **Water Well No. 3 and Well Supply Line**
 - JNS recommends not proceeding with the advertisement and award of the water well contract until Quiddity reviews and approves the final plans and specifications.
- **WWTP Surveillance Project**
 - JNS is coordinating with TWDB before construction can proceed.

After discussion, upon a motion brought by Director Johnston, seconded by Director Barton, the Board voted unanimously to approve the Engineer's Report and the action items therein.

The Board recognized Mr. Strange who reported on NWHC22. No action was taken on this agenda item.

ATTORNEY'S REPORT

Minutes

Ms. Joseph presented the minutes of the meeting held on January 19, 2026, previously distributed to the Board. Upon a motion made by Director Johnston and seconded by Director Barton, the Board voted unanimously to approve said minutes with corrections.

Order Declaring Unopposed Candidates Election to Office and Canceling Directors Election

The Board deferred action on this agenda item.

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

[signature page follows]

PASSED, APPROVED and ADOPTED 16th day of March, 2026.



Secretary, Board of Directors

(Seal)

