

CY-CHAMP PUBLIC UTILITY DISTRICT
Minutes of Meeting of Board of Directors
May 21, 2026

The Board of Directors of Cy-Champ Public Utility District (the “District”) met at 13455 Cutten Road, Suite 1A, Houston, Texas on May 21, 2026, in accordance with the duly posted notice of said meeting, with a quorum of directors present as follows:

Richard M. Spurlock, vice president
Shelley Serres, secretary
Harold W. Greer, assistant secretary
Polly Looper, security coordinator

and being absent:

Ron Walkoviak, president

Also present were HCCO Sgt. Stephen Holle, Michelle Guerrero of Bob Leared Interests, Inc., Taylor Loggins of L&S District Services, LLC, Mike Plunkett of Eagle Water Management Company, Justin Colfer and Cheyenne Evans of Champions Hydro-Lawn, Inc., Phil Halbert of Storm Water Solutions, Dennis Sander of Sander Engineering Corporation, Erin Larimore of Clark Condon Associates, Inc., and Mark W. Brooks of Young & Brooks.

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

SECURITY REPORT

Security Coordinator Polly Looper and HCCO Sgt. Stephen Holle reported as to matters regarding security within the District and responded to questions. After the report was concluded, Sgt. Holle excused himself from the meeting.

APPROVAL OF MINUTES

Upon motion duly made, seconded and unanimously carried, the board approved the minutes of the April 16, 2026 and May 7, 2026 meetings as presented.

QUESTIONS/COMMENTS FROM THE PUBLIC

There were no questions or comments from the public.

MONTHLY REPORTS

Michelle Guerrero of Bob Leared Interests, Inc., the District's tax assessor, reported as to the status of District tax collections. She also presented the District's monthly SPA revenue report. The District is 97.707% collected for 2025 taxes, and over 99% collected for all prior years.

Taylor Loggins of L&S District Services, LLC, the District's bookkeeper, presented their monthly report. She also presented to the board a list of bills for the approval of payment, a copy of which is attached hereto.

Mike Plunkett of Eagle Water Management Company (Eagle), the District's operator, presented a written summary report regarding District operations and facilities. Mr. Plunkett reviewed their report with the board and responded to questions.

Dennis Sander of Sander Engineering Corporation (SEC), the District's engineers, presented a written summary report regarding the status of pending District projects. He reviewed their report with the board and responded to questions.

Mr. Sander presented and recommended board approval of Pay Estimate No. 2 to Institutiform Technologies LLC on their contract for the Sanitary Sewer Rehab Phase 5 project, in the amount of \$271,805.63.

Mr. Sander acknowledged the approaching end of SEC's service as engineers for the District and wished the District and the directors well with all future projects and endeavors.

Justin Colfer of Champions Hydro-Lawn, Inc. (CHL) presented a written report with photographs reflecting the condition of the storm water detention facilities that they maintain for the District at the Cutten Road Business Park Detention Ponds.

Phil Halbert of Storm Water Solutions (SWS) presented a written report with photographs reflecting the condition of the storm water detention facilities that they maintain for the District at the Prose and Cutten Road Detention Ponds.

Erin Larimore of Clark Condon Associates, Inc. (CCA), the District's landscape architects, reported as to the status of matters pending with respect to the District's park system. Ms. Larimore reviewed their report with the board and responded to questions.

Ms. Larimore presented and recommended board approval of the following Pay Application(s) to Texas Wall Systems, LLC dba Texas Wall and Landscape (TWL) on their contract for construction of Parks A and B:

- Pay Application No. 19 and Final in the aggregate amount of \$350,280.43 (\$308,220.43 for Park items; \$42,060.00 for WSD items)

Ms. Larimore presented and recommended board approval of Invoice No. 26-4156 from Tolunay-Wong Engineers, Inc. for construction materials testing in connection with the Park C project, in the amount of \$2,036.00

Ms. Larimore presented and recommended board approval of the following Pay Application(s) to HD Outdoor Construction, LLC on their contract for construction of Park C:

- Pay Application No. 5 in the aggregate amount of \$715,706.53 (\$698,637.80 for Park items; \$17,068.73 for WSD items)

Cheyenne Evans of Champions Hydro-Lawn, Inc. (CHL) the District's landscape and park maintenance contractor, presented a written report with photographs reflecting the condition of the landscaping and park facilities that they maintain for the District. Ms. Evans reviewed their report with the board and responded to questions.

Ms. Evans presented CHL's following proposal(s) for recommended work at the District's parks, which the board approved:

- Proposal 39244 - Mulch Trees along Cutten Road Medians - \$2,600.00
- Proposal 39286 - Irrigation Repairs and Adjustments - \$6,341.10

Ms. Evans also presented CHL's following proposal(s) for work at the District's parks, which the board declined:

- Proposal 39291 - Mosquito Spraying at the Parks - \$13,915.20 annually
- Proposal 39298 - Trash Can Replacement - \$5,126.60

After review and discussion, upon motion duly made, seconded and unanimously carried, the board approved a proposal by IDF Pest Control, Inc. for bi-weekly mosquito spraying at the District's parks, at \$205.00 per visit.

Upon motion duly made, seconded and unanimously carried, the board approved all consultant reports not already approved by separate motion, and all recommended proposals, pay estimates, pay applications, change orders, landscape maintenance work items, invoices and bills presented.

CONSULTANT/VENDOR CONTRACTS

After discussion, upon motion duly made, seconded and unanimously carried, the board authorized termination of the District's engineering services contract with Sander Engineering Corporation effective July 1, 2026, and approved an Agreement for District Engineering Services with IDS Engineering Group, Inc.

KLEINWOOD JOINT POWERS REPORT

Board member Shelley Serres reported as to matters pending before the Kleinwood Joint Powers Board (the “JPB”). The contractor for the Electrical Modifications Phase 3 project continues to make good progress. The projected contract completion date for the project was May 11, 2026.

Ms. Serres reported that the Kleinwood plant operator is working on an asset inventory of the plant.

The engineers for the plant are making monthly site visits to evaluate and document the operation and condition of the reclaimed water system. The system appears to be operating in good condition at this time. The reclaimed water filter averaged 1.68 backwashes per day in April. The highest 1-day total of backwashes was 28. Total rainfall for April was 6.44".

PENDING BUSINESS

After discussion, the board unanimously agreed to schedule a special board meeting for 10 a.m. on June 1, 2026 to authorize any necessary actions in connection with the engineering services transition.

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

Secretary

Attachments - Bookkeeper's Report