

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9

Minutes of Meeting of Board of Directors

May 19, 2026

The Board of Directors ("Board") of Northwest Harris County Municipal Utility District No. 9 ("District") met at 12779 Jones Road, Houston, Harris County, Texas in accordance with the duly posted notice of the meeting, with a quorum of directors present as follows:

Donald L. Sheriff, Vice President & Assistant Treasurer
Coy L. Baskin, Sr., Secretary
Frank Ferraro, Director
James Michael O'Hair, Director

and the following absent:

G. Ronald Mitchell, President & Treasurer

Also present were Mr. Anthony Perez of Meritage Homes; Mr. Peter J. Huinker of HR Green; Mr. Bob Ideus of Municipal Business Services, Inc.; Ms. Michelle Guerrero of Bob Leared Interests; Mr. Ronald Koehn of Koehn & Associates; Mr. Mark Ivy of M. Marlon Ivy & Associates; Mr. David Beyer of Storm Water Solutions; and Mr. J. Davis Bonham, Jr. and Ms. Jordan D. Barley of Smith, Murdaugh, Little & Bonham, L.L.P.

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

1. The Board considered the minutes of the meetings held on each of April 21, 2026 and May 5, 2026 and upon motion duly made, seconded and unanimously carried, the Board approved the minutes as presented.

2. The Board then recognized Bob Ideus who presented the bookkeeper's report. The Board reviewed the report and checks presented for signature in detail. There was discussion regarding missing per diems for directors, and it was noted the same would be addressed. After discussion, upon unanimous vote, the Board approved the bookkeeper's report, and the checks listed thereon.

3. The Board then recognized Ms. Michelle Guerrero who presented the tax assessor/collector's report reflecting the District's 2025 taxes to be 95.1% collected. Ms. Guerrero also noted the exemption approval for the Legacy at Cypress apartments remains pending with the Harris County Appraisal District. Additionally, Ms. Guerrero apprised the Board that the commercial property, whose account is the District's largest outstanding balance, made an \$8,352 payment and subsequently requested Board approval for a payment plan in the amount of \$8,352 per month, until the balance is paid. After discussion, upon unanimous vote, the Board approved the tax assessor/collector's report as presented and authorized the payment plan as requested.

4. The Board then considered the engineer's report. The Board reviewed the report in detail. Mr. Koehn discussed the sanitary sewer system rehabilitation, noting bids for the

project have been received, and after review, the project was awarded to ALLTEAM Solutions, LLC. With respect to the auxiliary generator additions at Lift Stations 2 and 4, Mr. Koehn indicated that his team and the contractor conducted their pre-construction meeting. Mr. Koehn updated the Board that the Jones Road Boutique apartments have started construction again. Lastly, Mr. Koehn presented to the Board a request from a homeowner on Schroeder Oak Court for out-of-district service, noting the tract would require annexation and an extension at the homeowner's cost. The Board discussed the request, but no additional action was taken. After discussion, upon unanimous vote, the Board approved the engineer's report and the action items therein, including the award of the sanitary sewer system rehabilitation.

5. The Board then recognized David Beyer who presented the Detention Pond Maintenance Report. Mr. Beyer reviewed work performed during the prior month. Mr. Beyer also noted the repairs which the Board approved last month are scheduled for completion. Upon motion duly made, seconded, and unanimously carried, the Board approved the report as presented and the action items therein, including approval of the proposals as presented.

6. Mr. Perez presented a developer's report, wherein he updated the Board on the status of the developer's ongoing efforts to acquire the remaining Saathoff tract. The developer has been in discussion with the probate attorney and progress is being made; accordingly, Mr. Perez requested the Board abstain from a vote on annexation of the development until the remaining piece of land is acquired, so the same can be included in one annexation request. The Board agreed to the proposal. Mr. Perez next appraised the Board the developer has reached an agreement with the Quartet developers with respect to the planned adjacent detention pond, which will now be enlarged and serve both the planned community as well as the Quartet site. Lastly, Mr. Perez updated the Board that the developers were able to acquire another plot to facilitate the access concerns previously expressed by the Board, and have now moved the entrance to the community in accordance therewith.

7. The Board then reviewed and approved the certificates of election and oaths of office of Donald L. Sheriff and James Michael O'Hair, who were elected to the Board of Directors as a result of the May 2, 2026 directors' election having been canceled. The Board also reviewed their qualification letters and statements of elected officials. Upon motion duly made, seconded, and unanimously carried, the Board voted to approve the qualifications and statements as well as the oaths of office of Directors Sheriff, and O'Hair and declared them to be fully qualified to enter into their four-year term as members of the Board of Directors.

8. The Board discussed election of officers, and upon unanimous vote, the Board agreed to maintain the same slate of officers.

9. Mr. Bonham then discussed with the Board the requirements of HB 1500 and HB 3512 recently enacted by the Texas Legislature requiring all elected and appointed officials to take an artificial intelligence training program and a cyber security training program. Mr. Bonham advised that an email regarding the matter would be sent to all directors with a link to complete the training, which must be completed by August 31, 2026.

10. Mr. Bonham then discussed the petition for the rate review the Board received from Momentum Jones Road Borrower DE LLC – the owners of The Henry apartments.

11. Mr. Bonham next addressed the Board regarding the engagement of counsel, Lloyd, Gosselink, Rochelle, and Townsend, P.C. in Austin, Texas, to represent the District in the rate review and related matters. After discussion, upon motion duly made, seconded, and unanimously carried, the Board approved the engagement of Lloyd Gosselink, Rochelle, and Townsend, P.C.

12. There were no other matters discussed.

13. There was no pending business discussed.

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


Secretary

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9

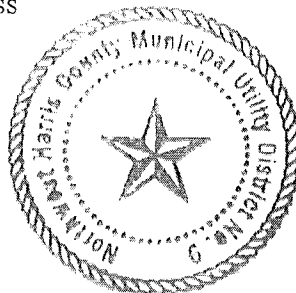
NOTICE OF PUBLIC MEETING


Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **12779 Jones Road, Houston, Harris County, Texas.**

The meeting will be held at **5:00 p.m. on Tuesday, May 19, 2026.**

The subject of the meeting will be to receive public comment on, consider and act on the following:

1. Minutes of Board of Directors Meeting(s) of April 21, 2026 and May 5, 2026
2. Bookkeeper's Report; Checks and Invoices; Investment of District Funds; Investment Policy; Depository Pledge Agreement(s)
3. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
4. Engineer's Report; Design of Facilities; Advertisement for Bids; Construction Contract(s), Pay Estimate(s) and Change Order(s); Annexation of Land; Permit Matters; Proposal(s); Request for Service; Utility Easements; Development of Land in District
5. Detention Pond Maintenance Report
6. Developer's Report
7. Approve Certificates of Election; Approve Qualifications of Newly Elected Directors; Conflict of Interest Disclosures; Open Meetings and Public Information Training; Accept Oaths and Statements of Elected Officials
8. Election of Officers
9. Cybersecurity and Artificial Intelligence Training
10. Petition for Rate Review
11. Engagement of Counsel to represent District in Rate Review and Related Matters
12. Other Matters: Operations; Repair and Maintenance; Insurance; Rate Order; Contract for Electric Power; Drought Contingency Plan; Critical Load Submission; Application to Texas Commission on Environmental Quality; Continuing Disclosure; Approve Director Qualifications; Accept Oath(s) and Statement(s) of Elected Officials
13. Pending Business





J. Davis Bonham, Jr.
Attorney for the District