

MINUTES
NORTHEAST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1

May 4, 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 4th day of May, 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:

Candace Taylor	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 Gaylord, thus constituting a quorum.

Also attending the meeting in person were TJ Florete of McGrath & Co., PLLC ("McGrath"); Aaron Alford of Woodmere Development Company Ltd.; David Stuhlmiller of Storm Water Solutions, LLC ("SWS"); Derek Davenport of McLennan & Associates, L.P.; Patty Rodriguez of Bob Leared Interests, Inc.; Mike Williams of Municipal Operations & Consulting, Inc.; Jason Hajduk of IDS Engineering Group, Inc. ("IDS"); 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 April 6, 2026, regular meeting. After review and discussion, Director Crocker moved to approve the minutes, as submitted. Director Nunez seconded the motion, which passed unanimously.

2026 DIRECTORS ELECTION

CERTIFICATE OF ELECTION

The Board considered approving a Certificate of Election, reflecting the election of Ellen Crocker, Keith Jaehne, and Candace Taylor to the Board of Directors of the District each for a four-year term. After review and discussion, Director Nunez moved to approve the Certificate of Election and the distribution

of same to Directors Crocker, Jaehne, and Taylor and direct that the Certificate of Election be filed appropriately and retained in the District's official records. Director Jaehne seconded the motion, which passed unanimously.

DIRECTORS' SWORN STATEMENTS AND OATHS OF OFFICE

Ms. Cone reviewed the Sworn Statements and Oaths of Office for Directors Crocker, Jaehne, and Taylor. After review and discussion, Director Nunez moved that the Board approve the Sworn Statements and Oaths of Office and direct that the documents be filed in the official records of the District, and that the Oaths of Office be filed with the Secretary of State, as required by law. Director Jaehne seconded the motion, which passed unanimously.

REORGANIZE BOARD AND AUTHORIZE EXECUTION OF DISTRICT REGISTRATION FORM

The Board then considered reorganizing the Board. After discussion, the Board concurred to reorganize the Board as follows:

Candace Taylor	President
Keith Jaehne	Vice President
Tonya Nunez	Assistant Vice President
Ellen Crocker	Secretary
Ted Gaylord	Assistant Secretary

Ms. Cone stated the District Registration Form must be filed with the Texas Commission on Environmental Quality ("TCEQ") to show the new slate of officers. After discussion, Director Nunez made a motion to authorize ABHR to file the District Registration Form with the TCEQ. Director Crocker seconded the motion, which passed unanimously.

OPEN MEETINGS ACT TRAINING REQUIREMENTS

Ms. Cone reviewed a memorandum from ABHR, a copy of which is attached, stating the Texas Legislature requires each elected or appointed public official to complete a course of training regarding the responsibilities of the governmental body and its members under the Texas Open Meetings Act within ninety days of receiving the appointment.

CONFLICT OF INTEREST DISCLOSURE AND LIST OF LOCAL GOVERNMENT OFFICERS

Ms. Cone reviewed a Memorandum from ABHR regarding conflict of interest disclosure required under Chapter 176 of the Texas Local Government Code and disclosure forms adopted by the Texas Ethics Commission, a copy of which is attached.

Ms. Cone stated that pursuant to Chapter 176 of the Texas Local Government Code, the District will maintain a List of Local Government Officers. She reviewed the List of Local Government Officers. After review and discussion, Director Jaehne moved to approve and authorize execution of the List of Local Government Officers and direct that the List be filed appropriately and retained in the District's official records. Director Nunez seconded the motion, which passed unanimously.

CYBERSECURITY AND ARTIFICIAL INTELLIGENCE TRAINING

Ms. Cone presented a memorandum to the Board regarding annual cybersecurity training requirements for certain local government employees and elected officials pursuant to Chapter 2054, Texas Government Code, a copy of which is attached. Ms. Cone stated that Board members must select a training program that is certified by the Texas Department of Information Resources. She added that according to the Texas Department of Information Resources the training should be completed by August 31, 2026.

AUTHORIZE AUDITOR TO CONDUCT AUDIT FOR FISCAL YEAR END MAY 31, 2026

The Board reviewed an evergreen engagement letter with McGrath for conducting the District's fiscal year end May 31, 2026, audit. Mr. Florete noted that the estimated fee for preparing the District's audit for the fiscal year ending May 31, 2026, will be approximately \$17,000.00 to \$19,000.00. After review and discussion, Director Crocker moved to authorize McGrath to conduct the District's audit for the fiscal year ending May 31, 2026. Director Jaehne seconded the motion, which passed unanimously.

JOIN ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD")

The Board considered authorizing joining AWBD. The Board then discussed authorizing any interested Director to attend the AWBD summer conference.

Following review and discussion, Director Crocker moved to: (1) join AWBD; and (2) authorize any interested Director to attend the AWBD summer conference. Director Nunez seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Mr. Davenport presented and reviewed the bookkeeper's report and investment report, a copy of which is attached to the bookkeeper's report, and presented the District's bills for payment.

Following review and discussion, Director Nunez moved to approve the bookkeeper's report, including payment of the bills. Director Crocker seconded the motion, which passed unanimously.

BUDGET FOR FISCAL YEAR END MAY 31, 2027

Mr. Davenport presented and reviewed a draft of the District's budget for the fiscal year ending May 31, 2027. Following review and discussion, Director Nunez moved to approve the budget, as presented. Director Crocker seconded the motion, which passed unanimously.

APPROVE LETTER REQUESTING COPY OF FISCAL YEAR END AUDIT FOR SHELDON ROAD MUNICIPAL UTILITY DISTRICT ("SRMUD")

Mr. Pagan stated per the District's agreement with SRMUD, SRMUD is required to send the District its audit each year. He then presented a letter requesting SRMUD's audit for Board consideration.

After review and discussion, Director Crocker moved to approve the letter and direct that it be filed appropriately and retained in the District's official records. Director Jaehne 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.

Following review and discussion, Director Jaehne moved to approve the tax assessor/collector's report, and the payment of the bills contained in the tax assessor/collector's report. Director Taylor 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. Mr. Williams reported a recent theft incident at the Edgewood Water Plant. He noted that, although the incident resulted in property damage, there were no interruptions to services to the District. The Board inquired about potential enhancements to security measures to better safeguard the facility.

Following review and discussion, Director Taylor moved to approve the operator's report. Director Nunez 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 Taylor 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 Nunez seconded the motion, which passed unanimously.

APPROVE CONSUMER CONFIDENCE REPORT

Mr. Williams reviewed the Consumer Confidence Report ("CCR") regarding the quality of the District's water, a copy of which is attached. He stated that it will be filed with the TCEQ and distributed to District residents by July 1, 2026.

Following review and discussion, Director Taylor moved to approve the CCR and authorize it to be distributed to the District's residents. Director Nunez 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.

Mr. Hajduk reported that Sheldon Road MUD approved the request for IDS to study the impacts of the force main of a new force main connection for a total cost of \$148,500.00.

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. 2 in the amount of \$14,624.55, payable to Subterra Services Enterprises, LLC.

Mr. Hajduk updated the Board on Sheldon Ridge, Section 18. He stated that the project will open for bids on May 13, 2026.

Mr. Hajduk updated the Board on Edgewood Village Section 9 and 10 Landscape Reserves, and recommended approval of Pay Application No. 4 in the amount of \$18,486.00 and Pay Application No. 5 in the amount of \$120,870.00, payable to Landecor, LLC.

Mr. Hajduk updated the Board on the water, sewer, and drainage surplus bond funds application. He stated that the application is currently on hold pending the completion of the water line interconnect project.

Mr. Hajduk updated the Board on Bond Application No.16.

Mr. Hajduk then presented a proposal from SWS in the amount of \$39,708.00 for cleaning and maintaining the Sheldon Ridge Channel, a copy of which is attached to the monthly inspection report.

After review and discussion, and based on the engineer's recommendation, Director Jaehne moved to (1) approve the engineer's report; (2) approve the recommended pay estimates, as presented; and (3) approve the proposal from SWS, as presented. Director Crocker seconded the motion, which passed unanimously.

ANNEXATION OF LAND INTO THE DISTRICT

There was no discussion on this matter.

REPORT ON DETENTION MAINTENANCE

Mr. Stuhlmiller reviewed the monthly inspection report, a copy of which is attached.

After review and discussion, Director Jaehne moved to approve the monthly inspection report. Director Crocker seconded the motion, which passed unanimously.

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.

APPROVE OUT-OF-DISTRICT SERVICE AGREEMENT

There was no discussion on this item.

SECURITY MATTERS

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

LANDSCAPING AND PARK MATTERS

There was no discussion on this item.



Ellen Cook

Secretary, Board of Directors

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