

**MEADOWHILL REGIONAL MUNICIPAL UTILITY DISTRICT**  
**Minutes for the May 18, 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 of TNG Utility Corporation (“Operator”); Chris Linn 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”); and Sergeant Santos of Harris County Pct. 3 Constable’s Office.

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

**GENERAL BUSINESS**

- a. Security Report. Sergeant Santos came in at 7:00 pm and presented to and reviewed with the Board the Security Report, a copy of which is attached hereto as **Exhibit “A.”** Directors Larkins and Liczwek will arrange a meeting with the Constable’s Office to discuss the security contract. Director Larkins suggested the Board discuss ways to change the coverage of the constables and how that would effect the cost on the District.
- b. Landscape Maintenance matters. No report presented.
- c. Administration Building matters. No report presented.

## TAX ASSESSOR/COLLECTOR'S REPORT

No report presented.

## BOOKKEEPER REPORT

Ms. Linn presented to and reviewed with the Board the Bookkeeper's Report, a copy of which is attached hereto as **Exhibit "B."** A check was added; Check No. 1358 to pay the Attorney's invoices.

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 "C."** He presented with the report a list of the proposed write-offs. Mr. Jeffrey reported that accountability was low because of suspected delay in meter reading, and also that he had not received the report from NW28.

Additionally, Mr. Jeffrey circulated the 2025 Annual Drinking Water Quality Report ("Water Quality Report"), a copy of which is attached hereto as **Exhibit "D"** and recommended it be included in the next round of water bills sent out.

Upon motion by Director Varosky, seconded by Director Woods, with all Directors present voting aye, the Board approved the Operations Report, authorized the requested write-offs, and approved the Water Quality Report and its distribution with the next water bills.

## 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."**

In connection with the Water Plant No. 1 Ground Storage Tank 1 replacement project, Ms. Rucker presented the proposal from Ninyo & Moore to perform geotechnical evaluation in the amount of \$10,900.00 and recommended its approval.

Regarding the clarifier wall and digester repairs, Ms. Rucker requested the Board approve the bidding of the project so as to be able to present bids to the Board no later than July 20, 2026.

Ms. Rucker reported that a request had been received for additional utility service at 3405 FM 2920, Spring, Texas 77388, to accommodate a food truck recently added to the tract of land. She noted that the food truck operates during the same hours as the on-site

convenience store currently situated at the location. Ms. Rucker recommended that the Board issue a utility commitment letter contingent upon the installation and use of an adequately sized grease trap interceptor to support the proposed food-truck operations. The Board had questions about the effect on the value of the property with the presence of the food trucks. Ms. Rucker stated that she will follow up with all contingencies, and report back to the Board.

Finally, the Board was reminded by Ms. Rucker that the District had been reserving 55 ESFCs for the JFL Holdings Tract, contingent upon the tract being annexed within four years of the agreement date, which is May 16, 2026. Since that annexation has not occurred within the required timeframe, the District is no longer obligated to reserve the 55 ESFCs.

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 the proposal from Ninyo & Moore to perform geotechnical evaluation in the amount of \$10,900.00; and (iii) approve the bidding of the clarifier wall and digester repairs project.

#### **ATTORNEY'S REPORT**

A. Correspondence regarding Northwest Harris County MUD No. 28 ("NW28"). No update to report.

B. Out-of-District Service Notice. Due to amending Rate Order, it was discussed that the District needs to send notice letters to the out-of-district customers. The Board anticipated some push back from in-district customers.

C. Amendment to Rate Order due to Security and Trash Rates. After discussion, the Board decided not to itemize the cost for trash services on the bills, so as to avoid charging the customers a sales and use tax.

D. Supplemental Election Agenda. The oaths of office were administered to all directors who were elected unopposed. Upon motion by Director Varosky, seconded by Director Gleason, and after full discussion, the Board unanimously voted not to change any offices at this time.

#### **ADJOURNMENT**

With no further business and hearing no objection, and upon motion by Director Varoski, seconded by Director Larkins, after full discussion and with all Directors present voting aye, the meeting adjourned at 7:22 p.m.

EXECUTION PAGE FOLLOWS

PASSED AND APPROVED, this 1<sup>st</sup> day of June, 2026.

  
Secretary, Board of Directors

<b>EXHIBIT</b>	<b>DESCRIPTION</b>
A	Security Report
B	Bookkeeper's Report
C	Operations Report
D	2025 Annual Drinking Water Quality Report
E	Engineer's Report