

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

October 20, 2025

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, October 20, 2025, 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, except Director Johnston, thus constituting a quorum.

Also present at the meeting were: Lina Loaiza of Bob Leared Interests (“BLI”), the District’s Tax Assessor/Collector (“TAC”); Howard Wilhite and Cody Wright of H2O Innovation Operation and Maintenance, LLC (“H2O”), Operator for the District (“Operator”); Wesley Lay and Alyvia McEwen of Quiddity Engineering (“Quiddity”), Engineer for the District (“Engineer”); Lynn Kurtz of Myrtle Cruz, Inc. (“MCI”), the District’s Bookkeeper (“Bookkeeper”); and John Cannon and Laken Jenkins Kilgore 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.

CONDUCT HEARING ON TAX RATE AND ADOPT ORDER SETTING TAX RATE

The Board opened the meeting to a public hearing on the proposed 2025 tax rate and confirmed that notice of such hearing was published according to applicable law. It was noted

that no members of the public were in attendance to address the matter of the tax rate. The public hearing was closed, and the Board meeting resumed.

Having conducted a hearing on the tax rate and following discussion, Director Barton made a motion to levy a tax rate of \$0.5296 per one hundred dollars (\$100) of assessed valuation, comprised of \$0.3170 per \$100 of assessed valuation for water, sewer and drainage debt services purposes and \$0.2126 per \$100 of assessed valuation for operation/maintenance purposes, and to adopt an Order Setting Tax Rate and Levying Tax for 2025 (the "Order") evidencing the same, a copy of which is attached hereto as Exhibit "B". The motion was seconded by Director Popper and passed unanimously by the Board.

AMENDED NOTICE TO SELLERS AND PURCHASERS

The Board next considered approving an Amended Notice to Sellers and Purchasers of Real Estate Situated in the District (the "Notice"). Mr. Cannon stated that the Notice needs to be updated to reflect the adoption of the tax rate. Mr. Cannon continued that the Notice will be filed in the Harris County Real Property Records and with the Texas Commission on Environmental Quality (the "Commission"). Upon a motion made by Director Popper, seconded by Director Barton, the Board by unanimous vote approved the Notice and authorized the District's attorney to file the Notice in the Harris County Real Property Records and with the Commission, a copy of which is attached hereto as Exhibit "C".

TAX ASSESSOR/COLLECTOR'S 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 "D." As of September 30, 2025, 96% of the 2024 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 Tallas, the Board voted unanimously to approve the TAC's Report and the action items therein.

BOOKKEEPER'S REPORT

The Board recognized Ms. Kurtz, 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."

The Board requested Ms. Kurtz void the duplicate director per diem checks on the report, and issue new check nos. 1803 and 1805 for updated director per diems.

Following review and discussion and based on a motion by Director Barton, which was seconded by Director Tallas, the Board voted unanimously to approve the Bookkeeper's Report and the invoices submitted for payment, including check nos. 1803 and 1805.

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 15,876,310 gallons of water;
- There were no cut-offs; and
- Attached to the Operator's Report is a list of charges over \$500.

Mr. Wilhite also presented a customer request to waive late fees. The Board declined to waive late fees but agreed a payment plan may be offered if requested.

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 Mr. Lay of Quiddity, who presented the Engineer's Report attached hereto as Exhibit "G."

The following action items were presented:

- **WWTP Motor Control Center ("MDD") & Blower Replacement**
 - Close out documents have been provided to JNS and Texas Water Development Board.
 - The auction of the blowers and hoists should be scheduled next month.
- **Joint Wastewater Treatment Plant Inspection**
 - Mr. Lay presented Fund Request No. in the of \$60,000 for NW22's and NW23's share of additional basin cleaning fees for the inspection, and requested the Board concur on same.
- **Arva Center Retail Development**
 - Quiddity is continuing to review the request and is working with Coats Rose to prepare a utility commitment letter for Board approval.
- **Water and Sewer Rate Analysis**
 - Mr. Lay reviewed with the Board a cash flow analysis of the Board's water and sewer collections, a copy of which is included in the Engineer's Report.
 - After discussion, the Board did not consider any changes to the District's water and sewer rates.
- **Water Well No. 3 and Well Supply Line**
 - JNS is preparing to submit to external agencies soon.
 - Quiddity has not received the final drawings and specifications for the projects.
- **WWTP Surveillance Project**

- Mr. Lay updated the Board that JNS is coordinating with TWDB before construction can proceed.

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

ATTORNEY'S REPORT

Minutes

Mr. Cannon presented the minutes of the meeting held on September 15, 2025, previously distributed to the Board. Upon a motion made by Director Popper and seconded by Director Tallas, the Board voted unanimously to approve said minutes.

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

[signature page follows]

PASSED, APPROVED and ADOPTED this 17th day of November, 2025.

DocuSigned by:

Bruce Popper

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Secretary, Board of Directors

(Seal)

