

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

September 15, 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, September 15, 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 Popper, thus constituting a quorum.

Also present at the meeting were: Joseph Ellis of McCall Gibson Swedlund Barfoot, PLLC, Auditor for the District; Jon Strange of JNS Consulting Engineers, Inc. ("JNS"); Lina Loaiza of Bob Leared Interests ("BLI"), the District's Tax Assessor/Collector ("TAC"); Howard Wilhite and Brenda Herrera 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"); Christina Ferguson 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.

FINANCIAL ADVISOR'S REPORT

The Board recognized Mr. Blich who presented the District's 2025 tax rate analysis, a copy of which is attached hereto as Exhibit "B." Mr. Blich explained the procedures that the District must follow prior to adopting a tax rate for 2025. Upon a motion by Director Barton, duly seconded by Director Johnston, after full discussion and the question being put to the Board, the Board voted unanimously to call a public hearing and authorize the publication of notice of the District's tax rate hearing and information on the District's proposed tax rate of \$0.5296 per \$100 of assessed value, consisting of \$0.3170 for debt service and \$0.2126 for maintenance and operations.

AUDITOR'S REPORT

The Board recognized Mr. Ellis, who reviewed the District's audit for fiscal year ended May 31, 2025, copies of which are attached hereto as Exhibit "C." Following review and discussion of the audit and based on a motion by Director Tallas, which was seconded by Director Johnston, the board voted unanimously to approve the audit for the fiscal year ended May 31, 2025 and authorize the filing of same with the Texas Commission on Environmental Quality per applicable rules.

RENEW DISTRICT INSURANCE

The Board next considered renewing the District's insurance and reviewed a renewal proposal from McDonald & Wessendorff Insurance, a copy of which is attached hereto as Exhibit "D." Following review and discussion and based on a motion by Director Johnston and seconded by Director Barton, the Board voted unanimously to accept the renewal proposal and renew the District's insurance with McDonald & Wessendorff Insurance.

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 "E." As of August 31, 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 Johnston, the Board voted unanimously to approve the TAC's Report and the action items therein.

BOOKKEEPER'S REPORT

The Board recognized Ms. Ferguson, 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 "F."

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

OPERATOR'S REPORT

The Board recognized Mr. Wilhite, who presented the Operator's Report, a copy of which is attached hereto as Exhibit "G." Mr. Wilhite reported as follows:

- The District has a total of 90 connections;
- The combined billed consumption for the month was 18,509,000 gallons of water;
- There were no cut-offs; and
- Attached to the Operator's Report is a list of charges over \$500.

After discussion, upon a motion brought by Director Tallas, seconded by Director Johnston, 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 "H."

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 by JNS soon.
- **Joint Wastewater Treatment Plant Inspection**
 - Mr. Lay reported the first inspection for the WWTP was held on July 3rd. H2O is working to perform any necessary repairs before putting MPU No. 3 back online.
 - The inspection of MPU No. 1 will be scheduled after the repairs to MPU No. 3 are complete.
- **Arva Center Retail Development**
 - Quiddity received a utility request letter and preliminary site plan for a proposed dental office and future retail space at 4205 Cypress Creek Parkway.
 - The District has sufficient water and sanitary sewer capacity to serve the development. Mr. Lay recommended the Board approved a utility commitment for 720 gallons per day average daily flow for water and 600 gallons per day average daily flow for wastewater capacity.
- **Water Well No. 3 and Well Supply Line**
 - JNS is preparing to submit to external agencies in September.
 - 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 Johnston, seconded by Director Barton, the Board voted unanimously to approve the Engineer's Report and the action items therein, including the utility commitment.

ATTORNEY'S REPORT

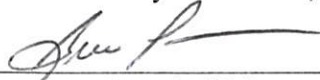
Minutes

Mr. Cannon presented the minutes of the meeting held on August 18, 2025, previously distributed to the Board. Upon a motion made by Director Johnston 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 20th day of October, 2025.



Secretary, Board of Directors

(Seal)

