

## **WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 35**

### **Minutes of the Meeting of Board of Directors June 8, 2026**

The Board of Directors (the "Board") of Waller County Municipal Utility District No. 35 (the "District") met in regular session, open to the public, on June 8, 2026, in accordance with the duly posted Notice of Public Meeting, and the roll was called of the duly constituted members of the Board, as follows:

Victoria A. Battistini, President  
Ryan C. Ward, Vice President  
Jaclyn Day, Secretary  
Daniel C. Feiler, Assistant Secretary  
Tiffani S. Walker, Assistant Secretary

all of whom were present with the exception of Directors Ward and Feiler, thus constituting a quorum.

Also present were: Devin Espinosa of Quiddity Engineering, LLC ("Quiddity"); Jennifer Abad of Municipal Accounts & Consulting, L.P. ("MA&C"); Mia Hargrove of Municipal District Services, LLC ("MDS"); Tiffany Wilkes of Kudela & Weinheimer ("K&W"); Stephen Eustis of Cedar Creek Municipal Advisors, LLC ("Cedar Creek"); Shamar O'Bryant on behalf of Astro Sunterra, L.P. ("Astro Sunterra"); Patty Rodriguez of BLICO, Inc., dba Bob Leared Interests ("BLICO"); Christie Leighton of Best Trash, LLC ("Best Trash"); and Christina Cole and Kris Eddlemon of Schwartz, Page & Harding, L.L.P. ("SPH").

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

### **PUBLIC COMMENTS**

There were no comments from members of the public.

### **MINUTES**

The Board considered the minutes of its meeting held on May 11, 2026. After discussion, it was moved by Director Day, seconded by Director Walker and unanimously carried, that said minutes be approved, as written.

### **TAX ASSESSOR-COLLECTOR REPORT**

Ms. Rodriguez presented to and reviewed with the Board a written Tax Assessor-Collector Report ("TAC Report") for the period ended May 31, 2026, including the disbursements presented therein for payment from the District's tax account, a copy of which TAC Report is attached hereto as **Exhibit A**. After discussion, on motion made by Director Walker, seconded by Director Day

and unanimously carried, the Board approved the TAC Report and authorized the payments listed therein.

### **DELINQUENT TAX COLLECTIONS REPORT**

Ms. Cole next presented the District's delinquent tax report dated June 8, 2026, from Perdue, Brandon, Fielder, Collins & Mott, L.L.P., a copy of which is attached as **Exhibit B**, and noted that no action was required on the matter at this time.

### **OPERATOR'S REPORT**

Ms. Hargrove presented to and reviewed with the Board the Operations Report dated June 8, 2026, a copy of which is attached hereto as **Exhibit C**. She advised that there are four (4) delinquent accounts totaling \$499.80, which MDS has been unable to collect. She advised that MDS recommends these accounts be turned over to collections for further collection efforts. Following discussion, Director Walker moved that the Operator's Report be approved, water service be terminated to those customers who remain delinquent in accordance with the terms of the District's Rate Order, and that MDS be authorized to turn over the subject accounts to collections for further collection efforts, as discussed and as reflected in the Operations Report. Director Day seconded said motion, which unanimously carried.

### **BEST TRASH ANNUAL CONSUMER PRICE INDEX ADJUSTMENT; AMENDMENT OF RATE ORDER**

Ms. Leighton next presented and reviewed correspondence provided by Best Trash, a copy of which is attached hereto as **Exhibit D**, regarding the annual CPI increase to be implemented by Best Trash, effective as of August 1, 2026. Ms. Cole then advised that the District will need to amend the Rate Order to increase the monthly sanitary sewer fee to account for the District's increased fees from Best Trash. After discussion on the matter, Director Day moved that the District's Rate Order be amended, as discussed, that any and all Rate Orders heretofore adopted be revoked, and that the Rate Order, a copy of which is attached hereto as **Exhibit E**, effective as of July 1, 2026, be passed and adopted. Director Walker seconded the motion, which unanimously carried.

### **ENGINEERING REPORT**

Mr. Espinosa next presented to and reviewed with the Board an Engineering Report dated June 4, 2026, a copy of which report is attached hereto as **Exhibit F**, relative to the status of various engineering and construction projects within the District. Upon review and discussion of the Report, Director Day moved that the Engineering Report and all actions noted therein be approved as recommended by Quiddity, including approval of payment in the amount of \$3,200 to DL Meacham for demolition of a sidewalk located in Sunterra Section 50. Director Walker seconded the motion, which unanimously carried.

## **STATUS OF BOND APPLICATION REPORT**

The Board next discussed the status of the Bond Application Report for the District's \$13,550,000 Unlimited Tax Bonds, Series 2026 Bonds (the "Bonds"). In that regard, Ms. Cole advised that the District received a copy of the final order and staff memo from the Texas Commission on Environmental Quality approving and authorizing the issuance of the Bonds.

Mr. Eustis then presented to and reviewed with the Board the draft Preliminary Official Statement ("POS") and Official Notice of Sale in connection with the proposed sale of the Bonds with the Board. He recommended that the sale of the Bonds be scheduled for July 2026, and that the Board approve the POS and authorize publication of the Official Notice of Sale in accordance with applicable legal requirements. After discussion concerning the POS, Director Walker moved that, subject to final review and approval by the Board and the District's consultants, such offering materials be approved, completed and distributed in anticipation of the sale of the Bonds, and that such POS be deemed to be final for all purposes with the exception of any additional materials or information relating to subsequent material events, offering prices, interest rates, selling compensation, identity of the underwriters, aggregate principal amounts and other similar information, terms and provisions to be specified in the competitive bidding process. Director Day seconded said motion, which unanimously carried.

## **AUTHORIZE FINANCIAL ADVISOR TO ADVERTISE FOR SALE OF THE BONDS**

The Board then considered authorizing the District's financial advisor to advertise for the sale of the Bonds. After discussion on the matter, Director Walker moved that Cedar Creek be authorized to advertise for the sale of the Bonds in accordance with applicable legal requirements. Director Day seconded said motion, which unanimously carried.

## **DESIGNATION OF PAYING AGENT/REGISTRAR FOR THE BONDS**

The Board next considered the designation of a Paying Agent/Registrar in connection with the Bonds. Mr. Eustis recommended designating The Bank of New York Mellon Trust Company, N.A. ("BONY") as the Paying Agent/Registrar for the District's proposed Bonds. After discussion, Director Walker moved that BONY be designated as Paying Agent/Registrar for the Bonds. Director Day seconded the motion, which unanimously carried.

## **ATTORNEY GENERAL'S FEES FOR THE BONDS**

The Board next considered authorizing the District's bookkeeper to prepare a wire transfer authorization for payment of the Attorney General's fees in connection with the review of the transcript of proceedings relative to the Bonds. After discussion on the matter, Director Walker moved that the District's bookkeeper be authorized to prepare a wire transfer authorization payable to the Attorney General of Texas, as discussed. Director Day seconded the motion, which unanimously carried.

### **SILT SOLUTIONS, INC.**

The Board next considered a report from Silt Solutions, Inc. ("SSI") in connection with storm water pollution and prevention services. Ms. Cole advised that SSI provided a report for the period May 12, 2026 through June 2, 2026, a copy of which is attached hereto as **Exhibit G**.

### **LANDSCAPE ARCHITECTURE REPORT(S)**

Ms. Wilkes provided a verbal report on behalf of K&W regarding the status of various recreational projects. No action was taken by the Board at this time.

### **BOOKKEEPER'S REPORT**

Ms. Abad presented to and reviewed with the Board the Bookkeeper's Report, dated June 8, 2026, attached hereto as **Exhibit H**, including the disbursements presented for payment, as prepared by MA&C. After discussion, it was moved by Director Day that the Bookkeeper's Report be approved, and that the disbursements identified in the Bookkeeper's Report be authorized for payment, including check no. 1606 in the amount of \$17.45 payable to the Waller County Tax Office. Director Walker seconded said motion, which unanimously carried.

### **DEVELOPER'S REPORT**

Mr. O'Bryant discussed the status of development within the District.

### **SECURITY PATROL REPORT**

Ms. Cole presented to and reviewed with the Board a Security Patrol Report prepared by On-Site Services, LLC for the month of May 2026, a copy of which is attached hereto as **Exhibit I**. She then presented to and discussed a Cost Sharing Agreement for Law Enforcement Services (the "Agreement") by and among the District, Harris-Waller Counties Municipal Utility District Nos. 4 and 5, and Waller County Municipal Utility District No. 37, attached hereto as **Exhibit J**. Following discussion, Director Day moved that the Board approve the Agreement and authorize the President to execute same on behalf of the Board and the District. Director Walker seconded the motion, which unanimously carried.

### **VOTING SYSTEM ANNUAL FILING FORM**

The Board next considered approval of a Voting System Annual Filing Form. Ms. Cole advised the Board that, pursuant to provisions of the Texas Election Code, the District is required to complete and file on an annual basis a form provided by the Secretary of State regarding information related to District elections. After discussion, Director Day moved that the District's attorneys be authorized to complete the Voting System Annual Filing Form and to file same with the Secretary of State's office. Director Walker seconded the motion, which unanimously carried.

## **RECORDS DESTRUCTION REQUEST**

Ms. Cole next reported that the District's Records Retention Schedules adopted in connection with its Records Management Program require that records of the District be retained only for specific periods of time based on the type of record. As an example, she explained that notes taken during meetings and which are used to prepare the official minutes of Board meetings are to be retained for ninety days after approval of such minutes by the Board. She next presented a request from the Records Management Officer for approval to destroy certain records (which will not be scanned in and stored electronically) in accordance with the District's Records Retention Schedules, a copy of which request is attached hereto as **Exhibit K** (the "Request"). After discussion, Director Day moved that SPH be authorized to destroy the records described in the Request. Director Walker seconded said motion, which carried unanimously

## **ATTORNEY'S REPORT**

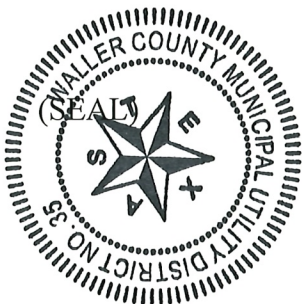
The Board considered the attorney's report. In connection therewith, Ms. Cole advised the Board that she had nothing further to discuss with the Board of a legal nature which was not covered under a specific agenda item.

## **FUTURE AGENDA ITEMS**

The Board next considered additional items for placement on future agendas. No specific agenda items, other than routine and ongoing matters, were requested.

## **ADJOURNMENT**

There being no further business to come before the Board, on motion made by Director Day, seconded by Director Walker, and unanimously carried, the meeting was adjourned.



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Secretary

## LIST OF ATTACHMENTS

- EXHIBIT A Tax Assessor-Collector's Report
- EXHIBIT B Delinquent Tax Report
- EXHIBIT C Operations Report
- EXHIBIT D Correspondence provided by Best Trash, LLC
- EXHIBIT E Rate Order
- EXHIBIT F Engineering Report
- EXHIBIT G Report provided by Silt Solutions, Inc.
- EXHIBIT H Bookkeeper's Report
- EXHIBIT I Security Patrol Report
- EXHIBIT J Cost Sharing Agreement for Law Enforcement Services
- EXHIBIT K Request from Records Management Officer