

CY-CHAMP PUBLIC UTILITY DISTRICT
Minutes of Meeting of Board of Directors
June 30, 2026

The Board of Directors of Cy-Champ Public Utility District (the “District”) met at 13455 Cutten Road, Suite 1A, Houston, Texas on June 30, 2026, in accordance with the duly posted notice of said meeting, with a quorum of directors present as follows:

Ron Walkoviak, president
Richard M. Spurlock, vice president
Shelley Serres, secretary
Harold W. Greer, assistant secretary
Polly Looper, security coordinator

and being absent:

None

Also present were District resident Larry Olejnik, HCCO Sgt. Stephen Holle, Michelle Guerrero of Bob Leared Interests, Inc., Taylor Loggins of L&S District Services, LLC, Mike Plunkett of Eagle Water Management Company, Justin Colfer and Cheyenne Evans of Champions Hydro-Lawn, Inc., Phil Halbert and Josh Lindner of Storm Water Solutions, Matt Carpenter of IDS Engineering Group, Erin Larimore of Clark Condon Associates, Inc., and Mark W. Brooks of Young & Brooks.

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

SECURITY REPORT

Security Coordinator Polly Looper and HCCO Sgt. Stephen Holle reported as to matters regarding security within the District and responded to questions. After the report was concluded, Sgt. Holle excused himself from the meeting.

APPROVAL OF MINUTES

Upon motion duly made, seconded and unanimously carried, the board approved the minutes of the May 21, 2026, June 1, 2026, and June 10, 2026 meetings as presented.

QUESTIONS/COMMENTS FROM THE PUBLIC

District resident Larry Olejnik recently helped a disabled neighbor pay their late water bill and was surprised that payment at the operator’s offices in cash was required, which can be difficult in certain circumstances. Operator Mike Plunkett explained the reasons for the requirements, which typically only apply if service has been terminated for nonpayment.

RENEW INSURANCE

The board considered proposals from McDonald & Wessendorff, the District's insurance agent, to renew the board's various insurance coverages. The board has been satisfied with the services and coverage provided by the McDonald & Wessendorff program, and their premiums and deductibles remain competitive. After discussion was concluded, upon motion duly made, seconded and unanimously carried, the board accepted the McDonald & Wessendorff renewal proposals, and authorized signature of same by president Walkoviak.

DROUGHT CONTINGENCY PLAN

Mark W. Brooks of Young & Brooks, the attorneys for the District, noted that TCEQ rules require that the board review and update the District's Drought Contingency Plan as appropriate at least every five (5) years. The District's operator is not recommending any changes at present. After discussion, upon motion duly made, seconded, and unanimously carried, the board adopted the attached Resolution Reviewing Drought Contingency Plan.

MONTHLY REPORTS

Michelle Guerrero of Bob Leared Interests, Inc., the District's tax assessor, reported as to the status of District tax collections. She also presented the District's monthly SPA revenue report. The District is 97.922% collected for 2025 taxes, and over 99% collected for all prior years.

Taylor Loggins of L&S District Services, LLC, the District's bookkeeper, presented their monthly report. She also presented to the board a list of bills for the approval of payment, a copy of which is attached hereto.

Phil Halbert of Storm Water Solutions (SWS) presented a written report with photographs reflecting the condition of the storm water detention facilities that they maintain for the District at the Prose and Cutten Road Detention Ponds. Mr. Halbert also presented and after discussion, the board unanimously approved a proposal to clean out the Prose pond OGT (oil, grit and trash) Unit at a cost of \$3895.

Mr. Halbert introduced Josh Lindner, who will be the SWS representative to the District going forward as Mr. Halbert has been assigned duties that conflict with the District's meeting schedule.

Justin Colfer of Champions Hydro-Lawn, Inc. (CHL) presented a written report with photographs reflecting the condition of the storm water detention facilities that they maintain for the District at the Cutten Road Business Park Detention Ponds.

Mike Plunkett of Eagle Water Management Company (Eagle), the District's operator, presented a written summary report regarding District operations and facilities. Mr. Plunkett reviewed their report with the board and responded to questions.

In response to Mr. Plunkett's inquiry, the board authorized replacement of commercial meters that stop functioning with smart meters under the District's ongoing smart meter conversion project that is otherwise starting with residential connections.

Matt Carpenter of IDS Engineering Group (IDS), the District's engineers, presented a written summary report regarding the status of pending District projects. He reviewed their report with the board and responded to questions.

Mr. Carpenter presented and recommended board approval of Pay Estimate No. 3 and Final to Institutorm Technologies LLC on their contract for the Sanitary Sewer Rehab Phase 5 project, in the amount of \$51,632.53.

Erin Larimore of Clark Condon Associates, Inc. (CCA), the District's landscape architects, reported as to the status of matters pending with respect to the District's park system. Ms. Larimore reviewed their report with the board and responded to questions.

Ms. Larimore presented and recommended board approval of an invoice from Tolunay-Wong Engineers, Inc. for construction materials testing in connection with the Park C project, in the amount of \$2,197.00.

Ms. Larimore presented and recommended board approval of the following Pay Application(s) to HD Outdoor Construction, LLC on their contract for construction of Park C:

- Pay Application No. 6 in the aggregate amount of \$415,663.33 (\$405,922.96 for Park items; \$9,740.37 for WSD items)

Ms. Larimore presented the new Mosquito Control Agreement with IDF Pest Control, Inc. reflecting their proposal to include service at Parks A and B as approved at the previous regular board meeting, for signature on behalf of the District.

Ms. Larimore presented options for a shade structure at Serenity Park. The board deferred action pending an opportunity to review the options presented.

The board discussed an inquiry received from homeowners behind Park C expressing concerns regarding trees near the property line that appear to be dead or dying. The board will have the area along the District's side of the property line inspected for trees that may need to come down. The board asks that for reasons of safety, the homeowners not visit the site while the current park construction project is ongoing. Completion of the project is expected within the next 90 days.

Cheyenne Evans of Champions Hydro-Lawn, Inc. (CHL) the District's landscape and park maintenance contractor, presented a written report with photographs reflecting the condition of the landscaping and park facilities that they maintain for the District. Ms. Evans reviewed their report with the board and responded to questions.

Upon motion duly made, seconded and unanimously carried, the board approved all consultant reports not already approved by separate motion, and all recommended proposals, pay estimates, pay applications, change orders, landscape maintenance work items, invoices and bills presented.

CONSULTANT/VENDOR CONTRACTS

After discussion, upon motion duly made, seconded and unanimously carried, the board approved new service agreements with EZEE Fiber for Internet service to the new security cameras being installed at the District's parks, reflecting the terms approved at the June 10, 2026 special board meeting.

KLEINWOOD JOINT POWERS REPORT

Board member Shelley Serres reported as to matters pending before the Kleinwood Joint Powers Board (the "JPB"). The engineer presented an updated 5-Year Capital Improvement Plan for the plant. Two projects are recommended for consideration in the next budget cycle: Air Supply Piping Phase 2 and Lift Station Generator Replacement. The proposed Air Supply Piping project has been revised to include a Phase 3 project, planned to kick off in the next fiscal year.

The Electrical Modifications Phase 3 project is complete. The equipment manufacturer is scheduled to be on site June 8 to do the testing and start up. Once everything has been confirmed fully operational, the project will be closed out.

The reclaimed water filter system averaged 6.7 backwashes per day in May. The highest 1-day total of backwashes was 76. Total rainfall for May was 10.44 inches. The monthly site visit to evaluate and document the reuse system was conducted on May 27, 2026. The reuse system appears to be operating in satisfactory condition at this time. It was noted that two of the four reclaimed water system filter cloths that were not replaced last year are showing noticeable signs of wear and will need to be replaced at some point in the near future, The JPB authorized the plant operator to order four filter media panels for the reclaimed water system.

PENDING BUSINESS

Director Spurlock presented and after discussion, the board unanimously approved a proposal for installation of 10 additional storage cabinets at the Fallen Warriors Art Gallery, at a cost of \$1900.

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

Secretary

Attachments - Resolution Reviewing Drought Contingency Plan
Bookkeeper's Report