

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9

Minutes of Meeting of Board of Directors

June 16, 2026

The Board of Directors ("Board") of Northwest Harris County Municipal Utility District No. 9 ("District") met at 12779 Jones Road, Houston, Harris County, Texas in accordance with the duly posted notice of the meeting, with a quorum of directors present as follows:

Donald L. Sheriff, Vice President & Assistant Treasurer
Coy L. Baskin, Sr., Secretary
Frank Ferraro, Director
James Michael O'Hair, Director

and the following absent:

G. Ronald Mitchell, President & Treasurer

Also present were Mr. Bob Ideus of Municipal Business Services, Inc.; Ms. Michelle Guerrero of Bob Leared Interests; Mr. Ronald Koehn of Koehn & Associates; Mr. Sergio Torres of M. Marlon Ivy & Associates; Mr. David Beyer of Storm Water Solutions; and Mr. J. Davis Bonham, Jr. and Ms. Jordan D. Barley of Smith, Murdaugh, Little & Bonham, L.L.P.

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

1. The Board considered the minutes of the meetings held on each of May 19, 2026 and June 2, 2026 and upon motion duly made, seconded and unanimously carried, the Board approved the minutes as presented.

2. The Board then recognized Bob Ideus who presented the bookkeeper's report. The Board reviewed the report and checks presented for signature in detail. After discussion, upon unanimous vote, the Board approved the bookkeeper's report, and the checks listed thereon.

3. Mr. Bonham advised the Board regarding the ethics letter and noted that Bob Ideus is the District's investment office. The Board noted that no conflicts were disclosed.

4. The Board then recognized Ms. Michelle Guerrero who presented the tax assessor/collector's report reflecting the District's 2025 taxes to be 95.9% collected. Ms. Guerrero noted all accounts on payment plans are current. She also noted the Legacy at Cypress apartment complex is still pending its tax exempt status review with the appraisal district. After discussion, upon unanimous vote, the Board approved the tax assessor/collector's report as presented.

5. The Board then considered the engineer's report. The Board reviewed the report in detail. Mr. Koehn noted the Jones Road Boutique Apartments have started construction again. Mr. Koehn next appraised the Board the developer of the Regency Green townhomes has requested an amended finance agreement with the District, as their capacity requirement has

changed from 51 to 53 lots, and requested the Board place the amendment on the July agenda for consideration. With respect to the auxiliary generators at the Lift Stations, the same are on order and plans have been submitted to CenterPoint for evaluation. Lastly, Mr. Koehn discussed the sanitary sewer system rehabilitation, and advised the Board Phases 1 and 2 of the cleaning and video inspection of the system has been completed—which represents approximately 30% of the District's lines. After discussion, upon unanimous vote, the Board approved the engineer's report and the action items therein.

6. The Board considered the submission of emergency operations information and the application for critical load status. The operator informed the Board that all necessary information has been submitted as required by law.

7. The Board then recognized David Beyer who presented the Detention Pond Maintenance Report. Mr. Beyer reviewed work performed during the prior month. Mr. Beyer noted the overseeding and fertilizing was completed at the end of May, and with the current rain totals, the same has been very successful. Upon motion duly made, seconded, and unanimously carried, the Board approved the report as presented.

8. There was no developer's report presented.

9. The Board acknowledged the passing of Director Mitchell and expressed its condolences. Directors recognized and thanked Director Mitchell for his many years of dedicated service and contributions to the District.

10. Mr. Bonham then discussed the petition for the rate review the Board received from Momentum Jones Road Borrower DE LLC – the owners of The Henry apartments.

11. There were no other matters discussed.

12. There was no pending business discussed.

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


Secretary

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9

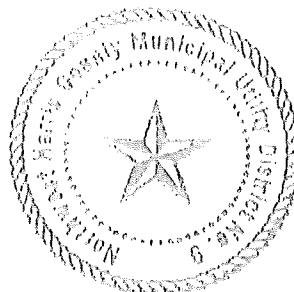
NOTICE OF PUBLIC MEETING

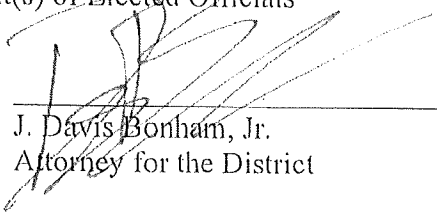
Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **12779 Jones Road, Houston, Harris County, Texas.**

The meeting will be held at **5:00 p.m. on Tuesday, June 16, 2026.**

The subject of the meeting will be to receive public comment on, consider and act on the following:

1. Minutes of Board of Directors Meeting(s) of May 19, 2026 and June 2, 2026
2. Bookkeeper's Report; Checks and Invoices; Investment of District Funds; Investment Policy; Depository Pledge Agreement(s)
3. Review Ethics Letter and Update by Investment Officer
4. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
5. Engineer's Report; Design of Facilities; Advertisement for Bids; Construction Contract(s), Pay Estimate(s) and Change Order(s); Annexation of Land; Permit Matters; Proposal(s); Request for Service; Utility Easements; Development of Land in District
6. Submission of Emergency Operations Information; Application for Critical Load
7. Detention Pond Maintenance Report
8. Developer's Report
9. Director Resignation
10. Petition for Rate Review
11. Other Matters: Operations; Repair and Maintenance; Insurance; Rate Order; Contract for Electric Power; Drought Contingency Plan; Critical Load Submission; Application to Texas Commission on Environmental Quality; Continuing Disclosure; Approve Director Qualifications; Accept Oath(s) and Statement(s) of Elected Officials
12. Pending Business





J. Davis Bonham, Jr.
Attorney for the District