MINUTES
WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 37

June 11, 2026

The Board of Directors (the "Board") of Waller County Municipal Utility District No. 37 (the "District") met in regular session, open to the public, on the 11th day of June, 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

John Smith	President
Joe Fields	Vice President
Brian Welch	Secretary
Leigh Ellis III	Assistant Secretary
David Moriniere	Assistant Vice President

and all of the above were present, thus constituting a quorum.

Also attending the meeting were Shamar O'Bryant of Starwood Land; Mitchell Neupert of Cedar Creek Municipal Advisors, LLP ("CCMA"); Blair Bozoarth of Quiddity Engineering, LLC ("Quiddity"); Erin Garcia of Myrtle Cruz, Inc.; Dana Hollingsworth of Municipal District Services ("MDS"); Patty Rodriguez of Bob Leared Interests; and Greer Pagan, Elizabeth Cone, and Merry Heyne of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no comments from the public.

APPROVE MINUTES

The Board considered approving the minutes of May 14, 2026, regular meeting. After review and discussion, Director Moriniere moved to approve the minutes, as presented. Director Smith seconded the motion, which passed unanimously.

SECURITY MATTERS

The Board reviewed the security patrol report previously disbursed, a copy of which is attached.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Garcia presented and reviewed the bookkeeper's report, investment report, and the bills presented for payment from the District's accounts, including check no. 1919 to MDS in the amount of $38,038.67 for MDS's monthly operating bill for the District.

After review and discussion, Director Moriniere moved to approve the bookkeeper's report and the checks presented for payment, including check no. 1919. Director Smith seconded the motion, which passed by unanimous vote. A copy of the bookkeeper's report is attached.

TAX ASSESSMENT AND COLLECTION MATTERS; DELINQUENT TAX ATTORNEY

Ms. Rodriguez presented and reviewed the tax assessor/collector's report, a copy of which is attached.

Mr. Pagan reported the District's delinquent tax attorney may begin to collect delinquent accounts within the District on July 1, 2026.

Following review and discussion, Director Smith moved to (1) approve the tax assessor/collector's report; and (2) authorize the delinquent tax attorney to proceed with collection of delinquent 2025 taxes on July 1, 2026. Director Welch seconded the motion, which was approved by unanimous vote.

OPERATION OF DISTRICT FACILITIES; HEARING ON TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS AND AUTHORIZE TERMINATION OF SERVICE

Ms. Hollingsworth presented and reviewed the operator's report, a copy of which is attached.

Ms. Hollingsworth then presented a list of delinquent customers to the Directors and reported the residents on the termination list were delinquent in payment of their water and sewer bills and were given written notification, in accordance with the District's Rate Order, prior to the meeting of the opportunity to appear before the Board of Directors to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment.

Ms. Hollingsworth requested authorization to write off 3 uncollectable accounts totaling $1,082.48 and send them to a collection agency.

After review and discussion, Director Smith moved to (1) approve the operator's report; (2) authorize termination of delinquent accounts in accordance with the District's Rate Order and direct that the delinquent customer list be filed appropriately and retained in the District's official records; and (3) authorize MDS to write off 3 uncollectable accounts totaling $1,082.48 and send them to a collection agency. Director Fields seconded the motion, which passed by unanimous vote.

ENGINEERING MATTERS; DEEDS, EASEMENTS, ENCROACHMENT AGREEMENTS, WAIVERS OF SPECIAL APPRAISAL, AND PLAT MATTERS

Mr. Bozoarth updated the Board on engineering matters in the District, as reflected in Quiddity's report, a copy of which is attached.

Mr. Bozoarth updated the Board on pedestrian crossings in the District. He requested authorization for Quiddity to design the project. Mr. Bozoarth also reviewed the plans and specifications and requested the Board authorize Quiddity to advertise for bids for pedestrian crossings in the District.

Following review and discussion, Director Smith moved to (1) approve the engineer's report; (2) authorize design for pedestrian crossings in the District; and (3) approve the plans and specifications and authorize Quiddity to advertise for bids for pedestrian crossings in the District. Director Fields seconded the motion, which passed unanimously.

SERIES 2026 UNLIMITED TAX PARK BONDS

Mr. Neupert discussed the Series 2026 Unlimited Tax Park Bonds.

Mr. Neupert presented and reviewed a Preliminary Official Statement for the District's $5,785,000 Unlimited Tax Park Bonds, Series 2026 (the "Series 2026 Park Bonds").

Mr. Neupert recommended appointing Regions Bank as the Paying Agent/Registrar for the Series 2026 Park Bonds.

The Board discussed authorizing advertisement for the sale of the Series 2026 Park Bonds and scheduling the Bond sale.

The Board discussed authorizing McGrath & Co., PLLC ("McGrath") to prepare the reimbursement report for the Series 2026 Park Bonds.

After review and discussion, Director Smith moved to (1) approve the Preliminary Official Statement and Official Notice of Sale, subject to ABHR and consultant comments; (2) appoint Regions Bank as the Paying Agent/Registrar for the Series 2026 Park Bonds; (3) authorize the advertisement for the sale of the Bonds and schedule the Bond sale for July 9, 2026; and (4) authorize McGrath to prepare the reimbursement report for the Series 2026 Park Bonds. Director Fields seconded the motion, which passed unanimously.

PARK AND RECREATIONAL FACILITIES MATTERS

There was no discussion on this agenda item.

RENEWAL OF DISTRICT'S INSURANCE POLICIES

The Board reviewed the District's current insurance policies and renewal proposal as submitted by McDonald & Wessendorff Insurance, noting that the current coverage expires on August 11, 2026. Following review and discussion, Director Smith moved to accept the renewal proposal for the District's insurance, and direct that the proposal be filed appropriately and retained in the District's official records. Director Fields seconded the motion, which carried unanimously.

REPORT ON DEVELOPMENT

Mr. O'Bryant discussed development in Sunterra.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.

~~Secretary~~, Board of Directors
Vice President

(SEAL)

WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 37
TEXAS

LIST OF ATTACHMENTS TO MINUTES