

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9

Minutes of Meeting of Board of Directors

July 21, 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:

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

and the following absent:

None

Also present were Ms. Lynn Mathis and Mr. Raymond Cisk, District residents; Mr. Bob Ideus of Municipal Business Services, Inc.; Ms. Michelle Guerrero of Bob Leared Interests; Mr. Ronald Koehn of Koehn & Associates; Mr. Mark Ivy of M. Marlon Ivy & Associates; Mr. David Beyer of Storm Water Solutions; 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 discussed election of officers, and upon unanimous vote, the Board voted upon the following slate of officers: Coy L. Baskin, Sr., President; Donald L. Sheriff, Vice President & Treasurer; Frank Ferraro, Secretary; and James Michael O'Hair, Assistant Secretary.

2. The Board considered the minutes of the meetings held on each of June 16, 2026 and July 7, 2026 and upon motion duly made, seconded and unanimously carried, the Board approved the minutes as amended.

3. 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.

4. The Board then recognized Ms. Michelle Guerrero who presented the tax assessor/collector's report reflecting the District's 2025 taxes to be 96.1\$ 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. Lastly, Ms. Guerrero requested the Board consider a contract amendment in August, to which the Board agreed. 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 Cypress N. Houston Interlocal Agreement was executed, and five (5) hydrants need to be relocated due to the construction. With respect to the sanitary sewer rehabilitation, Mr. Koehn stated the contractor is scheduled to begin work in the week of July 20, 2026. As for the auxiliary generators, the project is underway, and the generators should be operating mid-October. Lastly, Mr. Koehn noted his office prepared and submitted the Risk and Resilience Assessment, as required, and submitted the same to the EPA. After discussion, upon unanimous vote, the Board approved the engineer's report and the action items therein.

6. 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 issues have been identified at the Marwood pump, and he expects to have a quote for replacement pump and screen next month. In furtherance of the same, Mr. Beyer requested Board pre-approval for a cost not to exceed \$6,000 to replace the Marwood pump and screen in advance of the August meeting. Upon motion duly made, seconded, and unanimously carried, the Board approved the report as presented including the cost approval for the pump replacement parts not to exceed \$6,000.

7. There was no developer's report presented.

8. Ms. Barley next advised the Board the Construction Financing Agreements with (1) FFS Investments No. 38, Ltd. and (2) FFS Investments No. 39, Ltd., as well as Waivers of Special Appraisal, had been revised as requested, and subsequently sent to the developer for review and execution. After discussion, the Board voted unanimously to approve the Construction Financing Agreements and Waivers of Special Appraisal, and instructed the attorney to hold the same until the developer provided their executed agreements.

9. There were no other matters discussed.

10. The Board recognized Lynn Mathis and Raymond Cisk of the Millridge Forest HOA. Mr. Cisk addressed the Board regarding the off-duty deputy patrol their HOA provides for their community, noting a significant price increase in the service. He next inquired if the Board may be willing to split the cost of such patrol with the HOA. After discussion, it was agreed the Board would further consider the matter provided the Millridge Forest HOA obtain support from all HOAs within the District. In furtherance of the same, Mr. Koehn indicated he would provide a list of all homeowners associations within the District to the attorney, in the event the Millridge Forest HOA inquired further, so she may communicate such information to them.

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


Secretary

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9

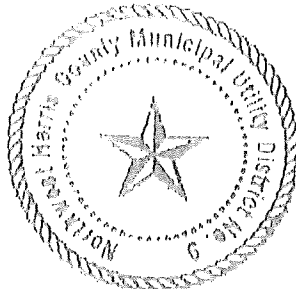
NOTICE OF PUBLIC MEETING

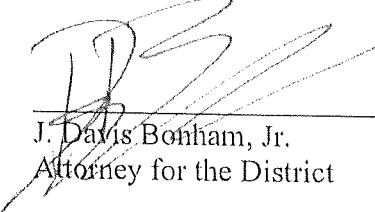
Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **12779 Jones Road, Houston, Harris County, Texas.**

The meeting will be held at **5:00 p.m. on Tuesday, July 21, 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 June 16, 2026 and July 7, 2026
2. Bookkeeper's Report; Checks and Invoices; Investment of District Funds; Investment Policy; Depository Pledge Agreement(s)
3. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
4. 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
5. Detention Pond Maintenance Report
6. Developer's Report
7. Construction Financing Agreements with (1) FFS Investments No. 38, Ltd. and (2) FFS Investments No. 39, Ltd; Waivers of Special Appraisal
8. 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
9. Pending Business





J. Davis Bonham, Jr.
Attorney for the District