MWB:ec

CY-CHAMP PUBLIC UTILITY DISTRICT

Minutes of Meeting of Board of Directors
August 20, 2026

The Board of Directors of Cy-Champ Public Utility District (the "District") met at 13455 Cutten Road, Suite 1A, Houston, Texas on August 20, 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
Harold W. Greer, assistant secretary
Polly Looper, security coordinator

and being absent:

Shelley Serres, secretary

Also present were 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, Cheyenne Evans of Champions Hydro-Lawn, Inc., Josh Lindner and Marie Newsom of Storm Water Solutions, Crystal Swink and Matt Carpenter of IDS Engineering Group, Erin Larimore of Clark Condon Associates, Inc., Mark W. Brooks of Young & Brooks, and local developer Chayn Mousa.

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

APPROVAL OF MINUTES

Upon motion duly made, seconded and unanimously carried, the board approved the minutes of the July 16, 2026 meeting as presented.

QUESTIONS/COMMENTS FROM THE PUBLIC

There were no questions or comments from the public.

CONSULTANT/VENDOR CONTRACTS

Michelle Guerrero of Bob Leared Interests, the District's tax assessor, presented and reviewed a proposed new Agreement for Services of Tax Assessor and Collector reflecting a 10% increase in their base fee. The current contract has been in place since 2022. After discussion, upon motion duly made, seconded and unanimously carried, the board approved the new agreement.

MONTHLY REPORTS

Ms. Guerrero reported as to the status of District tax collections. She also presented the District's monthly SPA revenue report. The District is 98.463% collected for 2025 taxes, and over 99% collected for all prior years.

Local developer Chayn Mousa confirmed his intent to pay some taxes that he was unaware were owed on two parcels that he owns.

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.

Ms. Loggins recommended and after discussion, upon motion duly made, seconded and unanimously carried, the board authorized implementation of positive pay procedures for the District's checking accounts, which are all at Central Bank.

Josh Lindner 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.

Cheyenne Evans 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.

Mr. Plunkett presented and upon motion duly made, seconded and unanimously carried, the board approved a request by a customer on Reissen for an adjustment to their recent water bill from the District, which was unusually high due to a leaking toilet that has since been repaired. The authorized adjustment is to the base rate without adjustment to the RWA fee, which is a cost incurred by the District and not subject to adjustment.

Mr. Plunkett also presented and upon motion duly made, seconded and unanimously carried, the board approved a request by a customer on Blue Hill for waiver of reconnect fees and a deposit increase that recently accrued to their account because of a death in the family.

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

Ms. Swink presented and recommended board approval of the following in connection with the Lift Station No. 1 Emergency Power Generator project:

- Application and Certificate for Payment No. 1 to McDonald Municipal & Industrial in the amount of $27,450.00.
- A CenterPoint Customer Information Release Form for the data release needed to complete the ARC Flash Study.

Ms. Swink presented, reviewed, and upon motion duly made, seconded and unanimously carried, the board approved the following IDS proposals:

- Engineering Proposal for the Construction Phase Services for the Lift Station No. 1 Emergency Power Generator project.
- Engineering Proposal for preparation of Bid Documents and Construction Phase Services for the Cy-Champ Park Trail Renovation Project.
- Engineering Proposal for preparation of Final Construction Drawings, Bid Documents and Construction Phase Services for the Cy-Champ Park Parking Lot Expansion project.

[*HCCO Sgt. Holle arrived for the meeting at this point and the monthly consultant reports were paused to allow the Security Report.]

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.

MONTHLY REPORTS (contd.)

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 the following Pay Application(s) to HD Outdoor Construction, LLC on their contract for construction of Park C:

- Pay Application No. 8 in the aggregate amount of $476,379.99 ($469,224.99 for Park items; $7,155.00 for WSD items)

Ms. Larimore recommended and after discussion, the board unanimously approved a CenterPoint Energy service agreement for the irrigation controllers at Park C.

Ms. Larimore presented and recommended board approval of Change Order No. 3 to the contract with HD Outdoor Construction, LLC for construction of Park C, for additional drainage facilities near the park pavilion at a contract price increase of $5036.00.

Ms. Larimore presented and reviewed shade structure options for Serenity Park.

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.

KLEINWOOD JOINT POWERS REPORT

Board member Richard Spurlock reported as to matters pending before the Kleinwood Joint Powers Board (the "JPB"). The JPB voted to proceed with the Air Supply Piping Phase 2 and Lift Station Generator Replacement projects, which are the two Capital Improvement Plan projects included in the 2026-2027 JPB budget cycle, with only engineering expenses to be expended this fiscal year. Construction costs for both these projects are anticipated for the 2027-2028 and 2028-2029 budget cycles.

The Electrical Modifications Phase 3 project is substantially complete. The final walk through was scheduled for Thursday, August 6. Once any noted deficiencies are corrected, the project will be closed out.

The reclaimed water filter system averaged 26.3 backwashes per day in July. The highest 1-day total of backwashes was 107. Total rainfall for July was 3.44 inches. The monthly site visit to evaluate and document the reuse system was conducted on July 28, 2026. The reuse system appears to be operating in satisfactory condition. Some solids accumulation was noted in the filter basin and additional cleaning to remove it was recommended. The plant operator has received the replacements they ordered for the four reclaimed water system filter cloths that were not replaced in 2025, and they plan to install them in November or December.

PENDING BUSINESS

After discussion, the board unanimously agreed to begin using United Flag (on Louetta) for flag displays on Cutten Road and at the Fallen Warriors Memorial.

After discussion, upon motion duly made, seconded and unanimously carried, the board authorized replacement of the instrumentation enclosures at Cy-Champ Park, the Fallen Warriors Memorial, and Serenity Park, at a cost not to exceed $5000 each. The board asked that IDS review and provide recommendations as to the specific enclosures that should be used.

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

____
Secretary

Attachments - Bookkeeper's Report