MINUTES
WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 37

July 9, 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 9th day of July, 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 except Directors Welch and Ellis, thus constituting a quorum.

Also attending the meeting were Stephen Eustis of Cedar Creek Municipal Advisors, LLP ("CCMA"); Blair Bozoarth of Quiddity Engineering, LLC ("Quiddity"); Tracey Scott of Myrtle Cruz, Inc.; Dana Hollingsworth of Municipal District Services ("MDS"); Patty Rodriguez of Bob Leared Interests; David Daughtry of Kimley-Horn & Associates, Inc. ("Kimley-Horn"); and Jessica Holoubek 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 June 11, 2026, regular meeting. After review and discussion, Director Smith moved to approve the minutes, as presented. Director Moriniere seconded the motion, which passed unanimously.

SECURITY MATTERS, INCLUDING COST SHARING AGREEMENT FOR LAW ENFORCEMENT SERVICES

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

Ms. Holoubek reported that the Waller County Sheriff's Office ("WCSO") will be providing security services in the District in conjunction with On-Site Protection LLC.

Ms. Holoubek presented and reviewed a Cost Sharing Agreement for Law Enforcement Services (the "Cost Sharing Agreement") between the District, Harris-Waller Counties Municipal Utility District No. 4, Harris-Waller Counties Municipal Utility District No. 5, and Waller County Municipal Utility District No. 35.

Following review and discussion, Director Smith moved to approve the Cost Sharing Agreement and direct that the Cost Sharing Agreement be filed appropriately and retained in the District's official records. Director Fields seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Scott presented and reviewed the bookkeeper's report, investment report, and the bills presented for payment from the District's accounts.

After review and discussion, Director Moriniere moved to approve the bookkeeper's report and the checks presented for payment. 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.

Following review and discussion, Director Smith moved to approve the tax assessor/collector's report. Director Fields 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 2 uncollectable accounts totaling $461.87 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 2 uncollectable accounts totaling $461.87 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 Del Sol Ridge Landscaping. He requested authorization for Quiddity to design the project. Mr. Bozoarth also reviewed the plans and specifications and requested the Board authorize Quiddity to solicit bids for Del Sol Ridge Landscaping. Mr. Bozoarth stated that bids were received for Del Sol Ridge Landscaping. He recommended that the Board award the contract to Earth First Landscapes ("Earth First") in the amount of $33,075.00. The Board concurred that, in its judgment, Earth First was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

Following review and discussion, Director Smith moved to (1) approve the engineer's report; (2) authorize design for Del Sol Ridge Landscaping; (3) approve the plans and specifications and authorize Quiddity to solicit bids for Del Sol Ridge Landscaping; and (4) award the construction contract, as recommended, based upon the District engineer's recommendation and subject to approval of the payment and performance bonds and review of the certificates of insurance and endorsements, if any, provided by the contractor. Director Moriniere seconded the motion, which passed unanimously.

SERIES 2026 UNLIMITED TAX BONDS

REVIEW BIDS AND AWARD SALE OF THE DISTRICT'S $5,785,000 UNLIMITED TAX PARK BONDS, SERIES 2026

Mr. Eustis stated that the Board received five bids for the District's $5,785,000 Unlimited Tax Park Bonds, Series 2026 (the "Series 2026 Park Bonds"). He reviewed the bid results, a copy of which is attached. Mr. Eustis stated that good faith checks were submitted by all the bidders, as required. The Board considered awarding the sale of the Series 2026 Park Bonds. Mr. Eustis stated he verified the accuracy of the bids and recommended that the Board accept the bid with the lowest net effective interest rate of 4.502373%, submitted by UMB Bank, N.A.-Dallas, TX ("UMB"). A copy of the accepted bid from UMB is attached.

RESOLUTION AUTHORIZING THE ISSUANCE OF THE DISTRICT'S $5,785,000 UNLIMITED TAX PARK BONDS, SERIES 2026

The Board considered adopting a Resolution Authorizing the Issuance of the Series 2026 Park Bonds (the "Resolution").

PAYING AGENT/REGISTRAR AGREEMENT

The Board then considered approving a Paying Agent/Registrar Agreement between the District and Regions Bank.

OFFICIAL STATEMENT

Mr. Eustis stated that the Preliminary Official Statement will be updated to reflect the terms of the bond sale.

CERTIFICATE REGARDING PROVISION OF FINANCIAL ADVICE

Ms. Holoubek presented and reviewed with the Board a Certificate Regarding Provision of Financial Advice stating that the Board has relied on its financial advisor, CCMA, for financial advice concerning the issuance of the Bonds.

AUTHORIZE THE BOARD OF DIRECTORS TO SIGN ALL DOCUMENTS RELATING TO THE BOND SALE AND AUTHORIZE ATTORNEY AND FINANCIAL ADVISOR TO TAKE ALL NECESSARY ACTION TO DELIVER BONDS TO THE PURCHASER

Ms. Holoubek stated that it will be necessary for the President and Vice President of the Board to sign certain documents relating to the sale of the Series 2026 Park Bonds and for the attorney to submit a transcript of the bond proceedings to the Attorney General of Texas. She added that the financial advisor also will take necessary action in connection with the delivery of the bonds to the purchaser.

PAYMENT TO ATTORNEY GENERAL RELATING TO BOND ISSUE TRANSCRIPT REVIEW

Ms. Holoubek stated the District will need to submit a payment to the Texas Attorney General related to bond issue transcript review for the Series 2026 Park Bonds.

EXECUTION OF AMENDMENT TO INFORMATION FORM

Ms. Holoubek also stated that the Texas Water Code requires the District to file an Amendment to the Information Form with Waller County and the Texas Commission on Environmental Quality ("TCEQ") to reflect the bonds issued by the District. She then reviewed the Amendment to the Information Form with the Board.

After review and discussion, Director Smith moved to (1) award the sale of the Series 2026 Bonds to UMB, whose bid contained the lowest net effective interest rate of 4.502373%; (2) adopt the Resolution and direct that it be filed appropriately and retained in the District's official records; (3) approve the Paying Agent/Registrar Agreement between the District and Regions Bank, and direct that it be filed appropriately and retained in the District's official records; (4) approve the Official Statement for the Series 2026 Park Bonds; (5) approve the Certificate Regarding Provision of Financial Advice related to the Series 2026 Park Bonds and direct that it be filed appropriately and retained in the District's official records; (6) authorize the President and Vice President to sign the documents relating to the bond sale and authorize the attorney and financial advisor to take all necessary action to deliver the bonds to the purchaser; (7) approve payment to the Texas Attorney General; and (8) authorize execution of the Amendment to Information Form and direct that it be filed appropriately and retained in the District's official records. Director Fields seconded the motion, which passed by unanimous vote.

PARK AND RECREATIONAL FACILITIES MATTERS

Mr. Daughtry presented and reviewed Kimley Horn's landscape architect report, a copy of which is attached.

Mr. Daughtry updated the Board on construction of landscape and irrigation for Sunterra Clay Road Phase 2. He recommended approval of Change Order Nos. 3 and 4 to the contract with Epic Exteriors to increase the contract in the amounts of $6,280.94 and $3,229.41, respectively. The Board determined that Change Order Nos. 3 and 4 are beneficial to the District.

Mr. Daughtry updated the Board on construction of hardscape, landscape, and irrigation for Sunterra Section 22. He recommended approval of Change Order Nos. 1 and 2 to the contract with Triple E to add 33 additional days and 31 additional days, respectively. The Board determined that Change Order Nos. 1 and 2 are beneficial to the District.

Mr. Daughtry updated the Board on construction of hardscape, landscape, and irrigation for Sunterra Section 23. He recommended approval of Change Order No. 1 to the contract with Earth First to increase the contract in the amount of $73,359.02. The Board determined that Change Order No. 1 is beneficial to the District.

Mr. Daughtry updated the Board on construction of hardscape, landscape, and irrigation for Sunterra Section 24. He recommended approval of Change Order No. 1 to the contract with JBM Landscapes to increase the contract price by the amount of $1,200.00. The Board determined that Change Order No. 1 is beneficial to the District.

Mr. Daughtry updated the Board on construction of hardscape, landscape, and irrigation for Sunterra Sections 14-16. He recommended approval of Change Order Nos. 1-4 to the contract with Triple E to decrease and increase the contract in the amounts of -

$72,929.00, -$25,850.00, $4,062.00, and $172,317.00, respectively. The Board determined that Change Order Nos. 1-4 are beneficial to the District.

Mr. Daughtry updated the Board on construction of hardscape, landscape, and irrigation for Sunterra Section 25. He recommended approval of Change Order No. 2 to the contract with Triple E to increase the contract in the amount of $4,640.00. The Board determined that Change Order No. 2 is beneficial to the District.

Mr. Daughtry updated the Board on construction of hardscape, landscape, and irrigation for Sunterra Section 31. He recommended approval of Change Order Nos. 1-5 to the contract with JBM Landscapes to decrease and increase the contract in the amounts of -$20,000.00, $6,400.00, -$14,796.50, $25,148.75, and -$11,340.00, respectively. The Board determined that Change Order Nos. 1-5 are beneficial to the District.

After review and discussion as recommended by the landscape architect, Director Smith moved to (1) approve the landscape architect's report; and (2) approve the Change Orders, as presented, based upon the Board's finding that the Change Orders are beneficial to the District and the landscape architect's recommendation. Director Fields seconded the motion, which passed unanimously.

DISCUSS CHANGE OF MEETING LOCATION

The Board discussed possibly changing the meeting location. Following discussion regarding various options, the Board agreed to discuss further at the next meeting.

REPORT ON DEVELOPMENT

There was no discussion on this agenda item.

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

Secretary, Board of Directors

(SEAL)

WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 37
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LIST OF ATTACHMENTS TO MINUTES

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