MINUTES
CHELFORD ONE MUNICIPAL UTILITY DISTRICT
OF HARRIS COUNTY, TEXAS

July 20, 2026

The Board of Directors (the "Board") of Chelford One Municipal Utility District of Harris County, Texas (the "District") met in regular session, open to the public, on the 20th day of July 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas 77027, outside the boundaries of the District, and the roll was called of the members of the Board:

Michael A. Martin	President
Connie Fowler	Vice President
Dr. Winetta Billings	Secretary
Lynne Alwine	Assistant Secretary
Jon Lee	Assistant Vice President

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

Also present at the meeting were Brenda McLaughlin of Bob Leared Interests, Inc.; Carlous Smith of Si Environmental, LLC ("Si"); Andrew Dunn and Alfred Segundo of On-Site Protection, LLC; Peitao Long of Vogler & Spencer Engineering Inc. ("VSE"); Mary Ann Mihills of Municipal Accounts & Consulting, L.P.; and Audrey Briscoe and Jakayla Canaday of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

The Board offered any members of the public attending the meeting the opportunity to make a public comment. There being no requests for public comment, the Board moved to the next agenda item.

APPROVE MINUTES

The Board considered approving the minutes of the June 15, 2026, regular meeting and the minutes of the July 7, 2026, special meeting.

Director Billings addressed the Board regarding the need for minor language adjustments in the meeting minutes. Discussion ensued. Following review and discussion, Director Lee moved to approve the minutes of the June 15, 2026, regular meeting, as amended, and the minutes of the July 7, 2026, special meeting. Director Billings seconded the motion, which carried by unanimous vote.

DISTRICT SECURITY MATTERS

Director Martin arrived at the meeting.

Mr. Segundo reviewed the District's monthly security report, a copy of which is attached.

Mr. Segundo provided updates on district activities, including warnings, ticketing, crime mapping, and monthly patrol hours. Mr. Dunn reported that criminal activity within the District remained low and that most reported incidents were occurring outside the District's boundaries.

The Board requested that District boundary lines be restored to future security maps.

The Board discussed a disturbance at a residence and an unregistered vehicle parked on a residential street for several weeks. Discussion ensued.

Mr. Dunn responded to Board Members' questions, comments, and requests regarding security matters.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. McLaughlin reviewed the District's monthly tax assessor/collector's report, including the checks presented for payment and a list of delinquent taxpayers. A copy of the tax assessor/collector's report is attached. She reported that as of June 30, 2026, 97.4% of the District's 2025 taxes were collected.

Director Billings discussed concerns regarding property tax refunds for the years 2024 and 2025, including the backdated process of these refunds. Ms. McLaughlin noted that the appraisal district might adjust property values from previous years, potentially leading to refunds or additional tax bills from several years back.

The Board then discussed delinquent accounts, tax-sale procedures, and the tax deferral options available to qualifying property owners over the age of 65. Additionally, the Board reviewed the cost-effectiveness of pursuing small delinquent personal property accounts.

Additionally, Ms. McLaughlin provided an update on eligible uncollectible personal property accounts. She explained that accounts more than four years delinquent are generally considered eligible uncollectible because the age of the account may limit further collection efforts.

Ms. McLaughlin stated she would present a proposed contract for the Board's consideration at the August meeting.

The Board discussed recurring appraisal adjustments and refunds associated with the Hawthorne Apartments and requested continued review of the property's valuation. Discussion ensued.

Following review and discussion, Director Fowler moved to: (1) approve the tax assessor/collector's report and authorize payment of checks drawn from the District's tax account; and (2) approve removing the eligible uncollectible personal property accounts. Director Alwine seconded the motion, which was carried by unanimous vote.

OPERATIONS REPORT

Mr. Smith presented the District's monthly operations report, including operation charges and copies of the connection report, daily production report, accountability report, customer billing report, and discharge monitoring report for the sewer plant. A copy of the operations report is attached. He reported that the water accountability for the month was 92.27%. Mr. Smith reported on the current connections in the District, water production and distribution repairs, tap line repairs, sanitary sewer maintenance, storm sewer repairs, and water plant repairs and maintenance during the previous month.

The Board addressed the abandoned Spectrum utility boxes located in the District. Mr. Smith reported that he reached out to Spectrum but has not received a response. After further discussion, the Board approved Ms. Briscoe to follow up with the utility provider and, if needed, send a formal request for removal.

Director Billings discussed overgrown grass, weeds, brush, and debris on a vacant property adjacent to the water plant. The Board expressed concern that the recent mowing and cleanup work was incomplete and directed the operator to contact the contractor and require completion of the work before payment of the related invoice.

Director Billings addressed concerns regarding the local tire shop. She requested that Mr. Smith cease building inspections and resume regular fluid inspections for proper disposal of fluids. The Board discussed ceasing fluid inspections as well upon a determination that all inspection results were normal.

Following review and discussion, and based upon the operator's recommendation, Director Alwine moved to approve the operations report, as presented. Director Fowler seconded the motion, which was carried by unanimous vote.

HEARING ON TERMINATION OF UTILITY SERVICE

The Board conducted a hearing on the termination of utility service. Mr. Smith informed the Board that the customers included 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 this meeting of the opportunity to appear before the Board to explain, contest, or correct their utility service bill and to show a reason for non-payment. After review and discussion, Director Alwine moved to terminate utility service to all customers included on the termination list in accordance with the District's Rate Order if their utility bills are not paid because said customers were neither present at the meeting nor had presented any written statement on the matter and directed that the delinquent customer list be filed appropriately and retained in the District's official records. Director Fowler seconded the motion, which carried by unanimous vote.

ENGINEER'S REPORT

Mr. Long presented and reviewed the engineer's report, a copy of which is attached.

Mr. Long presented bids received for the Water Plant Chloramine Conversion Project and reported that the lowest bid was submitted by Wright Solutions, LLC ("Wright Solutions") in the amount of $86,350.00. He recommended awarding the contract to Wright Solutions. Discussion ensued.

Mr. Long updated the Board regarding the construction of the Mission Bend Section 1 Water Line Rehabilitation.

Mr. Long updated the Board that the construction of the Bellaire Boulevard Water Line Rehabilitation has been completed, and the final pay application will be provided next month.

Mr. Long updated the Board regarding the construction of the Mission Bend Section 12 Water Line Rehabilitation.

Mr. Long updated the Board on the Harris County Precinct 4 Park Project.

Mr. Long updated the Board regarding the District's 10-year Capital Improvement Plans and noted that VSE is conducting water plant site inspections.

Mr Long updated the Board regarding the emergency response plan and risk and resiliency plan.

Mr. Long then presented the proposed 2027 Chelford City Regional Wastewater Treatment Plant budget, a copy of which is attached to the engineering report. Discussion ensued.

Director Billings discussed a manhole near Sierra Trails due to a possible pressure buildup, leaving exposed bricks and debris. Mr. Smith reported that the manhole had previously been raised because of the floodplain conditions but was lowered to the surrounding grade when it was rebuilt.

Director Billings also discussed an invoice in the amount of $1,691 for generator load testing and addressed concerns regarding charges listed as materials. Mr. Smith stated he would look into the invoice and provide more information. Discussion ensued.

Mr. Long continued to respond to the Board Members' questions, comments, and requests regarding engineering matters.

Ms. Briscoe reviewed a consent to encroachment concerning the Harris County Precinct 4 sidewalk project. She noted that the District previously granted a water meter easement to Harris County Municipal Utility District No. 120, and the sidewalk will intersect a small section of this easement. Discussion ensued.

Following review and discussion, and based upon the engineer's recommendation, Director Lee moved to: (1) approve the engineering report; (2) award the contract for the Water Plant Chloramine Conversion Project to Wright Solutions, in the amount of $86,350.00; (3) approve the 2027 Chelford City Regional Wastewater Treatment Plant Budget; and (4) authorize execution of the consent to encroachment. Director Fowler seconded the motion, which was carried by unanimous vote.

MISSION BEND INTEGRATED WATER SYSTEM MATTERS

Mr. Long updated the Board on Mission Bend Integrated Water System matters.

CHELFORD CITY REGIONAL WASTEWATER TREATMENT PLANT ("WWTP") MATTERS.

Mr. Long provided the Board with an update on Alief-Clodine Road Shared Sanitary Sewer matters.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY ("WHCRWA") MATTERS

Director Lee updated the Board regarding WHCRWA matters. He reported that the new facility will be open next month. Discussion ensued.

GREATER MISSION BEND AREA COUNCIL

There was no report under this agenda item

MISSION BEND GREENBELT ASSOCIATION MATTERS

Ms. Mihills updated the Board regarding the Mission Bend Greenbelt Association Matters. She reported that she is reviewing the budget and will be sending the proposed budget soon.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Mihills presented and reviewed the bookkeeper's report and invoices presented for payment. A copy of the bookkeeper's report is attached.

Ms. Mihills reported that Check No. 16372, in the amount of $297.58, was added for Director Martin's fees of office for July 8, 2026, and July 13, 2026.

Following review and discussion, Director Lee moved to approve the bookkeeping report. Director Alwine seconded the motion, which carried by unanimous vote.

DISCUSS ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") SUMMER CONFERENCE, APPROVE REIMBURSEMENT OF ELIGIBLE EXPENSES, AND AUTHORIZE ATTENDANCE AT THE WINTER CONFERENCE.

The Board discussed the AWBD summer conference and considered authorizing attendance at the winter conference, which will be held on January 22-23, 2027, at the Fairmont Austin Hotel. Following discussion, Director Billings moved to approve reimbursement of all eligible expenses for Directors who attended the AWBD summer conference, which the bookkeeper confirmed were submitted in accordance with the District's guidelines, and to authorize attendance of any interested Directors at the AWBD winter conference. Director Fowler seconded the motion, which carried by unanimous vote.

COMMUNICATION AND WEBSITE MATTERS

Director Billings provided an update to the Board about website communications, specifically regarding invoices, and expressed concerns about recurring charges. Ms. Briscoe agreed to reach out to the website provider to clarify the invoices.

DISCUSS COMMUNITY OUTREACH EVENT

The Board discussed upcoming educational events.

MEETING SCHEDULE

The Board discussed agenda items for the next Board meeting and concurred to hold its next regular meeting on August 17, 2026, at 11:30 a.m., at ABHR.

The Board requested clarification regarding an administrative charge on the invoice. Ms. Briscoe agreed to review the charge and report back to the Board.

There being no other business to present, the Board meeting was adjourned.

(SEAL)

Secretary, Board of Directors

LIST OF ATTACHMENTS

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