

MINUTES
NORTHEAST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1

July 6, 2026

The Board of Directors (the "Board") of Northeast Harris County Municipal Utility District No. 1 (the "District") met in regular session, open to the public, on the 6th day of July 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Candace Taylor	President
Keith Jaehne	Vice President
Tonya Nunez	Asst. Vice President
Ellen Crocker	Secretary
Ted Gaylord	Assistant Secretary

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

Also attending the meeting in person were TJ Florete of McGrath & Co., PLLC ("McGrath"); Aaron Alford of Woodmere Development Company Ltd.; Marie Newson of Storm Water Solutions, LLC ("SWS"); Derek Davenport of McLennan & Associates, L.P.; Patty Rodriguez of Bob Leared Interests, Inc.; Mike Williams of Municipal Operations & Consulting, Inc.; Loren Morales of Rathmann & Associates, L.P.; Barbara Nussa of Republic Services; Weston Owens of IDS Engineering Group, Inc. ("IDS"); and Greer Pagan, and Trenise Simmons, of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENT

There were no public comments.

MINUTES

The Board considered approving the minutes of the June 1, 2026, regular meeting. After review and discussion, Director Jaehne moved to approve the minutes, as submitted. Director Crocker seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Mr. Davenport presented and reviewed the bookkeeper's report and investment report, a copy of which is attached to the bookkeeper's report and presented the District's bills for payment.

Following review and discussion, Director Nunez moved to approve the bookkeeper's report, including payment of the bills. Director Crocker seconded the motion, which passed unanimously.

DEVELOPER REIMBURSEMENT REPORT

Mr. Florete presented and reviewed a developer reimbursement report for surplus funds in connection with the Series 2025 Park Bonds totaling \$193,743.76. After review and discussion, Director Jaehne moved to approve the developer reimbursement report and authorize the disbursement of the bond proceeds in accordance with the report. Director Crockett seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Rodriguez presented and reviewed the tax assessor/collector's report with the Board, a copy of which is attached. She also requested that an item be placed on the August agenda to consider a proposed fee increase as an amendment to the bookkeeper's contract.

Following review and discussion, Director Crockett moved to approve the tax assessor/collector's report, and the payment of the bills contained in the tax assessor/collector's report. Director Nunez seconded the motion, which passed unanimously.

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

The Board discussed the AWBD summer conference and considered authorizing attendance at the winter conference. After discussion, Director Crockett moved to approve reimbursement of all eligible expenses for Directors who attended the summer conference, which the District's bookkeeper confirmed are in compliance with the District's Travel Reimbursement Guidelines, and to authorize attendance of any interested Directors at the winter conference. Director Nunez seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES

Mr. Williams presented and reviewed the operator's report, a copy of which is attached. He reported about a District-wide water outage due to the City of Houston supply interruption.

Following review and discussion, Director Jaehne moved to approve the operator's report. Director Nunez seconded the motion, which passed unanimously.

TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS

Mr. Williams reviewed the termination list reflecting delinquent water and sewer accounts, a copy of which is filed in the District's records. Mr. Williams reported the customers on the termination list were mailed written notice prior to today's meeting in accordance with the District's Rate Order, notifying them of the opportunity to appear before the Board to explain, contest, or correct the utility service bill and to show why utility services should not be terminated for reason of nonpayment. The Board then conducted a hearing on the termination of utility service to other customers. Following review and discussion, Director Taylor moved to 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. Director Nunez seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Owens presented and reviewed the engineer's report, a copy of which is attached, and reviewed the status of construction projects in the District.

Mr. Owens updated the Board regarding the Sheldon Road Municipal Utility District ("Sheldon Road MUD") Wastewater Treatment Plant and reviewed and recommended approval of Pay Application No. 12 in the amount of \$516,208.04, payable to HDR Engineering, Inc. ("HDR"). He noted that HDR is currently preparing to begin initial design for the future water plant.

Mr. Owens provided an update regarding the Sheldon Ridge Lift Station water, sewer, and drainage facilities. He reported that construction is complete and reviewed and recommended approval of final Pay Application No. 3, payable to Fellers and Clark, LP in the amount of \$12,266.25.

Mr. Owens updated the Board on Sheldon Ridge, Section 17, he reviewed and presented a dead-end waterline letter required by the City of Houston for execution.

Mr. Owens provided an update regarding the landscape reserves to serve Edgewood Village, Sections 9 and 10. He reported that construction is complete and reviewed and recommended approval of Pay Application No. 7 and final Pay Application No. 8, payable to Landecor, LLC, in the amounts of \$3,177.00 and \$36,743.30, respectively.

Mr. Owens updated the Board on the surplus bond funds application. He stated that the application for park bonds was approved by the Texas Commission on Environmental Quality ("TCEQ") on June 30, 2026.

Mr. Owens updated the Board on Bond Application No. 16. He reviewed and presented a draft cost summary, a copy of which is attached to the engineer's report. He

further notes that the bond issue is \$4,750,000 and will cover six projects within the District.

After review and discussion, and based on the engineer's recommendation, Director Jaehne moved to (1) approve the engineer's report; (2) approve the recommended pay applications, as presented; and (3) approve Bond Application No.16 to submit to the TCEQ. Director Nunez seconded the motion, which passed unanimously.

ANNEXATION OF LAND INTO THE DISTRICT

There was no discussion on this matter.

REPORT ON DETENTION MAINTENANCE

Ms. Newsome reviewed the monthly inspection report, a copy of which is attached. She updated the Board about the Edgewood Village Pond Channel.

She requested the Board to consider adding a quarterly herbicide treatment. She noted that she would provide a proposal at the next regular meeting.

After review and discussion, Director Jaehne moved to approve the monthly inspection report. Director Crocker seconded the motion, which passed unanimously.

GARBAGE AND RECYCLING MATTERS

There was no discussion on this item.

REPORT REGARDING DEVELOPMENT IN THE DISTRICT

Mr. Alford updated the Board on development in the District.

APPROVE OUT-OF-DISTRICT SERVICE AGREEMENT

There was no discussion on this item.

SECURITY MATTERS

Mr. Alford updated the Board on security matters in the District.

LANDSCAPING AND PARK MATTERS

There was no discussion on this item.



Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Bookkeeper's report.....	1
Tax assessor/collector's report	2
Operator's report.....	2
Engineer's report.....	3
Monthly inspection report.....	4