SPRING WEST MUNICIPAL UTILITY DISTRICT

Minutes of Meeting of Board of Directors
June 10, 2026

The Board of Directors ("Board") of Spring West Municipal Utility District ("District") met in regular session at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas, on June 10, 2026, in accordance with the duly posted notice of meeting. The meeting was also held via teleconference pursuant to Texas Government Code Sections 551.125 and 551.127, as amended. The roll was called of the duly constituted officers and members of said Board, as follows:

Beverly F. O'Neal	President
Scott Shelnutt	Vice President
Andres Aranzales	Secretary
Jerome A. Patridge	Assistant Secretary
Wendy Ramirez	Assistant Secretary

and all of said persons were present, thus constituting a quorum.

Also in attendance were: Justin Ring and Javier Casas of Odyssey Engineering Group, Inc. ("OEG"); Jorge Diaz of McLennan & Associates, L.P. ("McLennan"); Brenda McLaughlin of Bob Leared Interests, Inc. ("Leared"); Josh Board of H2O Consulting, Inc. ("H2O"); Nathan Naquin of Off Cinco, LLC ("Off Cinco"); Glenn Woodson of Storm Maintenance & Monitoring, Inc. ("SM&M"); Kristina Gibson of Stream Realty Partners ("Stream"), on behalf of SRPF D/Holzworth Industrial, L.P. ("SRPF"); Lucy Singh of Dhanani Private Equity Group ("DPEG"); Ahmed Amer of DPEG Development, who entered later in the meeting as noted herein; Jake Fry of DPEG Multi-Family Division LLC, who entered later in the meeting as noted herein; Joe Ramirez, member of the public; and Abraham Rubinsky, Kendall Dicke and Amber Kaiser of Schwartz, Page & Harding, L.L.P. ("SPH"). Mr. Dicke entered later in the meeting as noted herein.

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

PUBLIC COMMENTS

The Board began by opening the meeting for public comments. There being no comments from the public, the Board continued with the next item of business.

APPROVAL OF MINUTES

The Board considered approval of the minutes of the Board of Directors meetings held on September 10, 2025, October 8, 2025, November 12, 2025, March 11, 2026, April 8, 2026, and May 13, 2026. After discussion, Director Shelnutt moved that the minutes of the meeting held on September 10, 2025, October 8, 2025, November 12, 2025, March 11, 2026, April 8, 2026, and

May 13, 2026, be approved as written. Director Aranzales seconded said motion, which unanimously carried.

BOOKKEEPER'S REPORT

Mr. Diaz presented to and reviewed with the Board the Bookkeeper's Report for the period of May 14, 2026, through June 10, 2026, a copy of which is attached hereto as **EXHIBIT A**, including the disbursements presented therein for payment from the District's various accounts. Mr. Diaz also presented to and reviewed with the Board an Investment Report for the period of May 1, 2026, through May 31, 2026, a copy of which is included with **EXHIBIT A**. Mr. Diaz responded to various questions and comments from the Board and Mr. Rubinsky regarding items in the Bookkeeper's Report.

After discussion, Director Ramirez moved that: (i) the Bookkeeper's Report and the disbursements presented for payment therein be approved, including check numbers 3558 and 3559 both made payable to Stilwell Earl Apolostakis, LLP in the amounts of $1,430.00 and $585.00, respectively, and excluding check number 3527, which was voided; and (ii) the Investment Report for the month of May 2026 be approved, and the District's Investment Officer be authorized to execute the same on behalf of the Board and the District. Director Shelnutt seconded said motion, which unanimously carried.

Mr. Amer and Mr. Fry entered the meeting during the above discussion.

CONTINUING DISCLOSURE REPORT

Mr. Rubinsky advised the Board that the Annual Continuing Disclosure Report related to the District's outstanding bonds is required to be filed with the appropriate authorities pursuant to SEC Rule 15c2-12 within 180 days of the end of the District's fiscal year, and that the District's Disclosure Counsel, McCall, Parkhurst & Horton, LLP, will submit said Report on behalf of the District once the audit report for the fiscal year ended December 31, 2025, has been finalized and released by Mark C. Eyring, CPA, PLLC, the District's auditor.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. McLaughlin presented to and reviewed with the Board the Tax Assessor/Collector's Report for the month ending May 31, 2026, a copy of which is attached hereto as **EXHIBIT B**, including the disbursements presented therein for payment from the Tax Account. Ms. McLaughlin also presented to and reviewed with the Board a Single Line Delinquent Tax Report, dated June 3, 2026, a copy of which is included with the Tax Assessor/Collector's Report.

After discussion, Director Aranzales moved that the Tax Assessor/Collector's Report and the disbursements identified therein be approved for payment from the Tax Account. Director Shelnutt seconded said motion, which unanimously carried.

DELINQUENT TAX REPORT

The Board deferred consideration of a Delinquent Tax Report from Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("Perdue"), the District's Delinquent Tax Collections Attorneys, after noting that a quarterly report was not due this month.

OPERATIONS REPORT

Mr. Board presented to and reviewed with the Board the Operations Report for the month of May 2026, a copy of which is attached hereto as **EXHIBIT C**, and discussed various repair and maintenance items noted therein.

Mr. Board then advised the Board that the current Well No. 1 Motor at Water Plant No. 1 has failed, and then presented to and reviewed with the Board two (2) proposals for repair and/or replacement of some received from Burke's Mechanical Services ("Burke's") and C & C Water Services, LLC ("C&C"), copies of which are included with **EXHIBIT C**. Mr. Board stated that he also requested a proposal from STP Services ("STP"), but did not receive one before the meeting. Following discussion, it was moved by Director Shelnutt, seconded by Director Aranzales and unanimously carried that H2O be authorized to replace the Well 1 Motor, with Burke's, in an amount not to exceed $40,150.00.

Mr. Board then reported that H2O responded to a Water Main Break and found the steel pipe with a leak. Mr. Board then presented to and reviewed with the Board a cost estimate from Wright Solutions ("WS") in the amount of $69,550.00, a copy of which is included with **EXHIBIT C**. Following discussion, it was moved by Director Shelnutt, seconded by Director Aranzales and unanimously carried that H2O request two (2) additional proposals and authorize the lowest bidder to complete the repairs in an amount not to exceed $70,000.00.

Mr. Board next presented to and reviewed with the Board a monthly Delinquent List Report, dated June 10, 2026, a copy of which is included with **EXHIBIT C**. Following discussion, it was moved by Director Shelnutt, seconded by Director Aranzales and unanimously carried that H2O be authorized to write off and send to collections eight (8) accounts in the total amount of $2,210.09.

A lengthy discussion followed concerning the status of development of DPEG's multifamily tract and DPEG's request that the District start providing service to its multifamily tract by July 1, 2026, prior to completion of construction and acceptance by the District of the facilities currently under construction by Carlson McClain Construction Company, LLC ("Carlson McClain") on behalf of DPEG to serve said property. Following discussion, it was moved by Director Aranzales, seconded by Director Patridge and unanimously carried that H2O is authorized to begin service to DPEG's tenants moving in on July 1, 2026, with the understanding that DPEG will be responsible for all costs that are backcharged, up until the time that the District takes over the facilities.

Ms. McLaughlin, Ms. Singh, Mr. Fry, Mr. Amer, Mr. Ramirez and Mr. Diaz exited the meeting during the above discussion.

AMERICA'S WATER INFRASTRUCTURE ACT OF 2018 ("AWIA") RISK AND RESILIENCE ASSESSMENT

Mr. Rubinsky reported that SPH followed up with review of the U.S. Environmental Protection Agency's ("EPA") database, and the Risk and Resilience Assessment requirements of AWIA, and confirmed that they do not apply to the District based on the total population in the District as reflected on the EPA's database.

CRITICAL LOAD STATUS

Mr. Rubinsky advised the Board that Section 13.1396 of the Texas Water Code, as amended, requires the District to update its information identifying the location and description of facilities that have qualified for critical load status and its information regarding emergency contacts (a) annually to each electric utility that provides transmission and distribution service to the District and each retail electric provider that sells power to the District, and (b) immediately upon any change in the information to the above entities, as well as to the Office of Emergency Management of Harris County, the Public Utility Commission of Texas, and the Division of Emergency Management of the Governor. Mr. Board advised that he would provide the annual update and, if required, any changes to the information to the appropriate entities. After discussion on the matter, Director Aranzales moved that H2O be authorized to make such annual filings on behalf of the District. Director Ramirez seconded the motion, which unanimously carried.

STORMWATER QUALITY INSPECTION REPORT

Mr. Rubinsky presented to and reviewed with the Board the Storm Water Quality Inspection Report prepared by Storm Water Solutions, for the month of June 2026, a copy of which is attached hereto as **EXHIBIT D**. After discussion, Mr. Rubinsky noted that no action was required by the Board in connection with said Report at this time.

DRAINAGE AND DETENTION FACILITIES MAINTENANCE REPORT

Mr. Woodson presented to and reviewed with the Board the Drainage and Detention Facilities Maintenance Report prepared by SM&M (the "D&D Report") for the month of May 2026, a copy of which is attached hereto as **EXHIBIT E**. Mr. Woodson responded to various questions and comments from the Board and Mr. Rubinsky regarding items in the D&D Report. Director Shelnutt requested that SM&M provide a proposal for tree trimming in Hannover Forest Section 2. After discussion, Mr. Woodson noted that no action required Board approval at this time.

The Board then discussed an Amended and Restated Service Contract between the District and SM&M. After discussion, it was moved by Director Ramirez, seconded by Director Shelnutt and unanimously carried that the Amended and Restated Service Contract with SM&M be approved, subject to any final comments from SPH, the Directors, and SM&M.

AMENDED AND RESTATED CONSTRUCTION AND MAINTENANCE AGREEMENT BETWEEN THE DISTRICT AND HANNOVER FOREST HOMEOWNERS ASSOCIATION

The Board next discussed the proposed Amended and Restated Construction and Maintenance Agreement (the "Amended and Restated Agreement") between the District and the Hannover Forest Homeowners Association (the "Hannover Forest HOA") in connection with maintenance by the District of the Hannover Forest, Section Two Detention Pond. In connection therewith, Director Shelnutt stated that he and Mr. Dicke discussed same and Mr. Dicke will make several revisions to the draft Amended and Restated Agreement and complete same for execution by the Hannover Forest HOA.

ENGINEER'S REPORT

Mr. Ring presented to and reviewed with the Board in detail a written Engineer's Report dated June 10, 2026, a copy of which is attached hereto as **EXHIBIT F**, relative to the status of various ongoing engineering and construction projects within the District, and discussed the matters contained therein.

In connection with the contract between DPEG Panjwani, LLC and Carlson McClain for construction of six-inch sanitary force main, eight-inch sanitary sewer, twelve-inch waterline and public lift station to serve DPEG's annexation tracts (the "DPEG Annexation Project"), Mr. Ring requested the Board concur in DPEG Panjwani LLC's approval of a Change Order for additional force main quantities, in the amount of $13,419.00.

In connection with the acceptance of site and easement conveyances for facilities constructed or to be constructed for the District, Mr. Rubinsky discussed with the Board the various easements required in connection with extension of utilities to serve the DPEG Annexation Project, and requested the Board's acceptance of the executed 0.3140-acre Access Easement and 15' x 35' Water Meter Easement. Mr. Rubinsky also discussed with the Board the various easements required in connection with extension of utilities to serve SRPF D/Holzwarth Industrial, LP (the "SRPF Development") annexation tracts and requested the Board's acceptance of the executed 15' Water Line Easement and 10' Sanitary Sewer Force Main Easement. Mr. Rubinsky then discussed with the Board certain easements required in connection with service to Iglesia Intimidad Con Dios (the "Iglesia Development) tracts, and requested the Board's acceptance of the executed 15' x 25' Water Meter Easement and 5' x 5' Irrigation Water Meter Easement.

After discussion on the various engineering and construction projects, Director Shelnutt moved that: (i) the Board concur in the approval of the Change Order from Carlson McClain for the DPEG Annexation Project; (ii) the 0.3410-acre Access Easement and 15' x 35' Water Meter Easement to serve the DPEG Annexation Project be accepted; (iii) the 15' Water Line Easement and 10' Sanitary Sewer Force Main Easement for the SRPF Development be accepted; and (iii) the 15' x 25' Water Meter Easement and 5' x 5' Water Meter Easement for the Iglesia Development be accepted. Director Aranzales seconded said motion, which was unanimously carried.

Mr. Woodson exited the meeting during the above discussion.

STATUS OF PROPOSED ANNEXATIONS

Mr. Rubinsky updated the Board on the status of the proposed annexation of various tracts of land into the boundaries of the District. Mr. Rubinsky also advised the Board that the Stream annexation was submitted to the City of Houston on May 15, 2026.

Mr. Ring then updated the Board on the status of the Jose Guerrero and Adriana Torres annexation. He advised that he discussed fencing options to provide for the shielding of vehicles stored on the property with Mr. Guerrero. Mr. Rubinsky advised the Board that SPH will incorporate the shielding requirements in its Utility Commitment.

Mr. Ring next updated the Board on the status of the 2500 Spring Stuebner, LLC ("Spring Stuebner") annexation, and presented to and reviewed with the Board a Preliminary Cost Estimate for the extension of water and sewer lines to serve the proposed 12.5-acre annexation tract, which is included with **EXHIBIT F**, and requested Board authorization to submit a request to Spring Stuebner for a deposit of $35,000.00 to begin design of said utilities.

After discussion on the matter, Director Shelnutt moved that the Board authorize OEG to submit a request to Spring Stuebner for a $35,000.00 deposit to cover the cost of design of the subject water and sanitary sewer line extensions. Director Aranzales seconded said motion, which unanimously carried.

ISSUANCE OF UTILITY COMMITMENTS

Mr. Rubinsky updated the Board on the status of all pending utility commitments within the District. Mr. Rubinsky noted that the Utility Commitments for Foster Road Collaborative, Iglesia Intimidad con Dios and Black Tie Collision will be sent out for signature following today's meeting.

Mr. Ring then requested the Board's approval to remove Justin Thurmon's request for a Utility Commitment, since the District has had no further communications with Mr. Thurmon since 2023. After discussion, it was moved by Director Shelnutt, seconded by Director Aranzales and unanimously carried that the Board authorize the termination as requested.

Mr. Dicke entered the meeting during the above discussion.

DEVELOPERS' REPORT

Mr. Rubinsky updated the Board on the status of various communications with developers within the District.

Mr. Rubinsky next reported that SPH is still reviewing the Utility Development Agreement ("UDA") with SRPF. He also reported that SRPF is seeking reimbursement only for the land acquisition costs related to Phase V of the Hannover Village Regional Detention Pond. Following discussion, it was moved by Director Aranzales, seconded by Director Shelnutt and unanimously carried, that the UDA between SRPF and the District be approved, subject to any comments or revisions requested by SRPF and deemed acceptable by SPH.

Ms. Gibson then addressed the Board and requested that SRPF be provided with temporary water service to allow for certain necessary inspections to be conducted. Following further discussion, it was moved by Director Shelnutt, seconded by Director Aranzales and unanimously carried, that the Board authorize: (i) SPH to prepare a Letter Agreement for Temporary Water Supply between the District and SRPF (the "Letter Agreement"), (ii) said Letter Agreement be approved subject to any final revisions requested by SRPF and approved by SPH, and (iii) H2O be authorized to proceed with the tap and provide temporary water service to SRPF on an expedited basis.

Ms. Gibson exited the meeting at this time.

NORTH HARRIS COUNTY REGIONAL WATER AUTHORITY ("AUTHORITY")

Mr. Rubinsky noted that he had nothing new to report and no action was required of the Board in connection with the North Harris County Regional Water Authority ("NHCRWA").

HARRIS COUNTY CONSTABLE PRECINCT 4 OFFICE ("HCCO") MONTHLY ACTIVITY REPORTS

Mr. Rubinsky presented to and reviewed with the Board the Monthly Activity Reports provided by the HCCO for the month of May 2026, copies of which are attached hereto as **EXHIBIT G**, and discussed the current status of criminal activities in the District and surrounding areas. After discussion, no action was taken by the Board relative to said matter.

AUTHORIZE COMPLETION, EXECUTION AND FILING WITH THE SECRETARY OF STATE OF A VOTING SYSTEM ANNUAL FILING FORM

The Board considered authorizing the completion, execution and filing with the Secretary of State of a Voting System Annual Filing Form relative to District elections. Mr. Rubinsky advised that pursuant to the Texas Election Code, each political subdivision in the State of Texas is required to complete and file said Form with the Secretary of State's office. After discussion, Director Shelnutt moved that SPH be authorized to complete and execute the Voting System Annual Filing Form and to file same with the Secretary of State's Office on behalf of the Board and the District. Director Ramirez seconded said motion, which carried unanimously.

RECORDS DESTRUCTION REQUEST

Mr. Rubinsky advised the Board that the District's Records Retention Schedules adopted in connection with its Records Management Program require that certain records of the District be retained only for specific periods of time based on the type of record. As an example, he explained that notes taken during meetings which are used to prepare the official minutes of Board meetings are to be retained for ninety days after approval of such minutes by the Board. He next presented a request from the District's Records Management Officer for approval to destroy certain records (which will not be scanned in and stored electronically) in accordance with the District's Records Retention Schedules. A copy of the subject request is attached hereto as **EXHIBIT H** (the "Request"). After discussion on the matter, Director Ramirez moved that SPH be authorized to destroy the records described in the Request. Director Shelnutt seconded said motion, which unanimously carried.

ATTORNEY'S REPORT

The Board next considered the attorney's report. Mr. Rubinsky updated the Board on the status of the proposed Water Supply and Sanitary Sewer Contract with RLC Jenna 18, LLC and RLC Justin 18, LLC. Mr. Rubinsky recommended reaching out to the current owners to advise that there was a previous contract for service on an out-of-district basis, and it has come to the District's attention that the property has been sold, and that, in order to receive service in the future, a new request must be submitted, which may require the property to be annexed.

Mr. Rubinsky then requested that the Board enter into Closed Session to discuss pending litigation with Spring Cypress Owner LP related to The Harlow Apartments.

CLOSED SESSION

Upon motion made by Director O'Neal, the Board entered into Closed Session at 11:33 a.m. pursuant to Texas Government Code Sections 551.071, for consultation with the District's attorney regarding matters protected by attorney-client privilege. Mr. Naquin exited the meeting at this time.

RECONVENE IN REGULAR SESSION

The Board reconvened in Regular Session at 11:49 a.m. After discussion, Director Patridge moved to (i) authorize SPH and James Stilwell to proceed with settlement discussions and to continue to negotiate the settlement, and (ii) designate Director Shelnutt and Director Ramirez as the committee to act on behalf of the Board between meetings, if necessary, in connection with the proposed settlement. Director Aranzales seconded said motion, which unanimously carried.

OTHER MATTERS

The Board considered items to be placed on future agendas. Except as may be reflected above, there were no additional agenda items requested other than routine and ongoing matters.

ADJOURNMENT

There being no further business to come before the Board, Director Shelnutt moved that the meeting be adjourned. Director Aranzales seconded said motion, which unanimously carried.

Secretary, Board of Directors

(SEAL)

List of Exhibits to
Spring West Municipal Utility District
Minutes of Meeting held June 10, 2026

Exhibit A	Bookkeeper's Report; Investment Report
Exhibit B	Tax Assessor-Collector Report
Exhibit C	Operations Report
Exhibit D	Storm Water Quality Inspection Report
Exhibit E	Drainage & Detention Facilities Maintenance Report
Exhibit F	Engineer's Report
Exhibit G	Harris County Constables Office Precinct 4 Monthly Activity Reports
Exhibit H	Records Destruction Request