

MEADOWHILL REGIONAL MUNICIPAL UTILITY DISTRICT
Minutes for the July 20, 2026 Board Meeting

The Board of Directors (the “Board” or “Directors”) of Meadowhill Regional Municipal Utility District of Harris County, Texas (the “District”) met in regular session, open to the public, whereupon the roll was called of the members of the Board, to-wit:

Alan Liczwek	President
Douglas Larkins	Vice President
Edward Varosky	Secretary/Treasurer
Michael Gleason	Assistant Secretary
Cassandra Woods	Director

All Directors were present, except Director Gleason. Also, present were Doug Jeffrey of TNG Utility Corporation (“Operator”); Chris Linn of Myrtle Cruz, Inc. (“Bookkeeper”); Reagan Rucker of IDS Engineering, Inc. (“Engineer” or “IDS”); Zachary A. Petrov, attorney, of Johnson Petrov LLP (“JP” or “Attorney”); Pamela Low of Minutes Plus (“Recording Secretary”); Lt. C. Hight and Sergeant Santos of Harris County Pct. 3 Constable’s Office.

Director Liczwek having determined that the Notice of Meeting was posted in accordance with provisions of the Open Meetings Act, and establishing a quorum, called the meeting to order at 6:33 p.m.

PUBLIC COMMENT

No comments.

MINUTES

Upon motion by Director Larkins, seconded by Director Varosky, after full discussion and with all Directors present voting aye, the Board approved the minutes presented.

GENERAL BUSINESS

- A. Security Report. Sergeants Santos and Lt. Hight attended the meeting. Sergeant Santos presented to and reviewed with the Board the Security Report, a copy of which is attached hereto as **Exhibit “A.”**
- B. Landscape Maintenance matters. Nothing to report.
- C. Administration Building matters. Nothing to report.

TAX ASSESSOR/COLLECTOR'S REPORT

Mr. Petrov circulated the Tax Assessor/Collector's Report on behalf of Bill Blitch, a copy of which is attached hereto as **Exhibit "B"**. Upon motion by Director Larkins, seconded by Director Woods, after full discussion and with all Directors present voting aye, the Board approved the Tax Assessor/Collector's Report.

BOOKKEEPER'S REPORT

Ms. Linn presented to and reviewed with the Board the Bookkeeper's Report, a copy of which is attached hereto as **Exhibit "C."**

Upon motion by Director Larkins, seconded by Director Varosky, after full discussion and with all Directors present voting aye, the Board approved the Bookkeeper's Report.

OPERATIONS REPORT

Mr. Jeffrey presented to and reviewed with the Board the Operations Report, a copy of which is attached hereto as **Exhibit "D."**

Mr. Jeffrey included in the Operations Report a list of accounts that were 30 days in arrears.

Upon motion by Director Varosky, seconded by Director Woods, with all Directors present voting aye, the Board approved the Operations Report, and the cut-off list of accounts past due.

ENGINEER'S REPORT

Ms. Rucker presented to and reviewed with the Board the Engineer's Report, a copy of which is attached hereto as **Exhibit "E."**

Ms. Rucker reported that in connection with the WWTP headworks improvements, the contractor was currently having the new footing rebar fabricated and is expected to be back onsite to complete the work during the week of July 20, 2026. She further reported that a meeting was held on July 17, 2026, in connection with the clarifier wall repairs and digester repair.

Ms. Rucker reported on the status of the 1-year warranty period for the Covington Bridge & Meadow Hill Run detention basins and stated that the repairs that needed to be done were still pending. She indicated that IDS had followed up with the contractor to get a timeline of the work.

Additionally, Ms. Rucker reported that Take 5 Oil Change, Inc. had requested service for both water and wastewater for their proposed development in Kenroc Section 1. Ms. Rucker stated that IDS recommends the Board approve a utility commitment letter for

Take 5 Oil Change, Inc. She also reported that IDS had issued a site plan review letter to Artisan American Corp.

Finally, Ms. Rucker reported that JFL Holdings, LP was requesting the District to extend the timing requirement included in the Easement Sale Agreement entered into on May 16, 2022 between the District and JFL Holdings, LP, within which JFL Holdings, LP needs to initiate annexation procedures into the District of the 6.9715 acre tract of land in Harris County, Texas owned by JFL Holdings, LP, and defined in the Easement Sale Agreement as the Property (the "JFL Property").

Mr. Petrov distributed a draft letter to be sent to the food truck park at the gas station on FM 2920 and Meadowhill Drive. Ms. Rucker updated the Board on her correspondence with the property owner's representative.

Upon motion by Director Varosky, seconded by Director Woods, and after full discussion, the Board unanimously voted to: (i) approve the Engineer's Report; (ii) approve the issuance of a utility commitment to Take 5 Oil Change, Inc.; and (iii) agree to extend the deadline to initiate annexation of the JFL Property for 1 additional year.

ATTORNEY'S REPORT

- A. Correspondence regarding Northwest Harris County MUD No. 28 ("NW28"). No update to report.
- B. Amendment to Rate Order due to Security and Trash Rates. No update to report.
- C. Security Contract with Constable Office. No update to report.
- D. Discuss Insurance Renewal. Mr. Petrov reported that a new proposal will be requested and provided to Director Varosky for review. Ms. Rucker reported that she has provided the insurance broker with updated valuation of District property.

ADJOURNMENT

With no further business and hearing no objection, and upon motion by Director Varosky, seconded by Director Larkins, after full discussion and with all Directors present voting aye, the meeting adjourned at 7:33 p.m.

EXECUTION PAGE FOLLOWS

PASSED AND APPROVED, this 3rd day of August, 2026.



Michael Gleason
Secretary, Board of Directors

EXHIBIT	DESCRIPTION
A	Security Report
B	Tax Assessor/Collector's Report
C	Bookkeeper's Report
D	Operations Report
E	Engineer's Report