WOOD TRACE MUNICIPAL UTILITY DISTRICT NO. 1,
OF MONTGOMERY COUNTY, TEXAS

Minutes of Meeting of Board of Directors
July 8, 2026

The Board of Directors of Wood Trace Municipal Utility District No. 1, of Montgomery County, Texas met in accordance with the duly posted notice of meeting, and the roll was called of the duly constituted members of the Board of Directors, to-wit:

David Berenger, President
Dexter Braband, Vice President
David Ricke, Secretary
Greg Thomas, Assistant Secretary
Michael Zanella, Assistant Secretary

all of whom were present, thus constituting a quorum.

Also present were Robin Goin of Bob Leared Interests ("Leared"); Chris Chomer, who entered later in the meeting as noted herein, and Shayna Helvey of LJA Engineering, Inc. ("LJA"); Dulcé Molina of Municipal Accounts & Consulting, L.P. ("MA&C"); Justin Morgan and Nancy Rodriguez of Water District Management Company, Inc. ("WDM"); Ryan Haynes of Environmental Allies ("EA"); Christine Crotwell of Masterson Advisors LLC ("Masterson"); and Heather Kelly and Kris Eddlemon of Schwartz, Page & Harding, L.L.P. ("SPH").

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

PUBLIC COMMENTS

The Board began by opening the meeting for public comments. There were no comments from the public at this time.

APPROVAL OF MINUTES

As the next order of business, the Board considered approval of the minutes of the Board of Directors meeting held on June 10, 2026. After discussion, Director Ricke moved that the minutes be approved, as written. Director Berenger seconded said motion, which unanimously carried.

BOOKKEEPING REPORT

Ms. Molina next reviewed the Bookkeeping Report dated July 8, 2026, a copy of which is attached as **Exhibit A**, including the disbursements presented for payment from the District's various accounts. After discussion on the matter, it was moved by Director Ricke that the

Bookkeeping Report be approved and that the disbursements identified therein be approved for payment. Director Zanella seconded said motion, which carried unanimously.

Mr. Chomer entered the meeting at this time.

Ms. Molina additionally presented and reviewed with the Board a Quarterly Investment Inventory Report (the "Report") for the reporting period ended May 31, 2026, a copy of which is attached to the Bookkeeping Report. After further discussion of the Report and upon motion duly made by Director Ricke, seconded by Director Zanella and unanimously carried, the Report was approved and the District's Investment Officers were authorized to execute same on behalf of the Board and the District.

Ms. Molina then discussed the District's proposed participation in the IntraFi Network's Certificate of Deposit Account Registry Service ("CDARS"). Following discussion on the matter, the Board concurred to include the CDARS program as an investment option for the District.

Ms. Molina then presented to and reviewed with the Board the proposed operating budget for the District's fiscal year ending August 31, 2027, a copy of which is attached to the Bookkeeping Report. She requested that the Directors and consultants review the draft budget and forward any comments to her prior to the next Board meeting.

CLIENT SERVICES AGREEMENT WITH HR&P, INC. ("HR&P")

Ms. Molina next presented to and reviewed with the Board a Client Services Agreement between the District and HR&P (the "HR&P Agreement"). In connection therewith, she advised that the HR&P Agreement will provide for direct deposit of Director per diems and reimbursable expenses. She additionally advised that there is a one-time setup fee of $100. Following discussion, Director Ricke moved that the Board (i) approve the HR&P Agreement and authorize the President to execute same on behalf of the Board and the District, (ii) authorize SPH to accept and acknowledge the Texas Ethics Commission Form 1295 submitted by HR&P, and (iii) approve the Resolution Authorizing Electronic Transfer of Funds for Director Per Diems and Expense Reimbursements. Director Zanella seconded the motion, which unanimously carried. A copy of the HR&P Agreement is attached hereto as **Exhibit B**.

TAX ASSESSOR-COLLECTOR REPORT

Ms. Goin next presented to and reviewed with the Board the Tax Assessor-Collector Report for the month of June 2026, a copy of which is attached hereto as **Exhibit C**. After discussion, Director Ricke moved that said Report be approved and that the disbursements identified in the Report be approved for payment from the District's tax account. Director Berenger seconded said motion, which carried unanimously.

DELINQUENT TAX REPORT

The Board deferred action relative to the review of a delinquent tax report from the District's delinquent tax collections attorney, Perdue, Brandon, Fielder, Collins & Mott, L.L.P., as one had not been received.

ENGINEERING REPORT

Ms. Helvey presented and reviewed with the Board a written Engineering Report dated July 8, 2026, a copy of which is attached hereto as **Exhibit D**. Following discussion, Director Berenger moved that the Board approve the Engineering Report, including (i) approval of the proposal provided by LJA for engineering services related to the Water Plant recoating project, and (ii) approval and payment of Pay Estimate No. 14 in the amount of $119,810.67 submitted by Gilleland in connection with Water Supply Plant No. 1 Phase 4 project. Director Zanella seconded the motion, which unanimously carried.

ADOPTION OF POLICY CONCERNING REQUESTS FOR MAINTENANCE OF TREES AND/OR VEGETATION

The Board next considered the adoption of a policy concerning requests for maintenance of trees and/or vegetation located on District property. Ms. Kelly advised that SPH will forward a copy of the proposed policy to Director Zanella for review. Following discussion, Director Berenger moved that the Board approve the Resolution Adopting Policy Concerning Requests for Maintenance of Trees and/or Vegetation Located on District Property, subject to review by Director Zanella. Director Zanella seconded the motion, which unanimously carried.

STORMWATER MANAGEMENT PROGRAM

The Board considered the status of the District's Stormwater Management Program. The Board noted that a representative of Storm Water Solutions, LP was not present at the meeting, and deferred further discussion regarding the matter.

REPORT FROM ENVIRONMENTAL ALLIES

Mr. Haynes next presented and reviewed a report provided by EA for the month of June with regard to mowing and maintenance of District drainage and detention areas, a copy of which Report is attached hereto as **Exhibit E**. He then presented proposals, copies of which are attached to the report, for (i) installation of a bollard fence within a Kinder Morgan pipeline easement, and (ii) lane striping and signage along Woodtrace Boulevard. Following discussion, Director Berenger moved that the Board approve the proposals, subject to confirmation from Kinder Morgan that a consent to encroachment agreement is not necessary. Director Zanella seconded the motion, which unanimously carried.

Ms. Crotwell exited the meeting at this time.

OPERATION AND MAINTENANCE REPORT

Ms. Rodriguez presented and reviewed the Operation and Maintenance Report for the month of May 2026, a copy of which is attached hereto as **Exhibit F**. She advised that four (4) dead trees are in need of being removed along Wright Road. Following discussion, the Board concurred to defer taking action on this matter at this time.

HOMEOWNER ASSOCIATION MATTERS

The Board next considered homeowner association matters. No action was taken by the Board at this time.

UTILITY COMMITMENTS

Ms. Kelly reported that the District has not received any requests for utility commitments.

ATTORNEY'S REPORT

Ms. Kelly advised that she had nothing further of a legal nature to report other than those items which were previously addressed in the meeting.

FUTURE AGENDA ITEMS

The Board next considered matters for possible placement on future agendas. There were no other future agenda items to be discussed other than matters previously noted during the meeting.

ADJOURNMENT

There being no further business to come before the Board, it was moved by Director Braband, seconded by Director Berenger and unanimously carried, that the meeting be adjourned.

Secretary, Board of Directors

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LIST OF ATTACHMENTS

Exhibit A	Bookkeeper's Report
Exhibit B	Client Services Agreement between the District and HR&P
Exhibit C	Tax Assessor/Collector's Report
Exhibit D	Engineering Report
Exhibit E	Report – Environmental Allies
Exhibit F	Operations and Maintenance Report