

## **NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9**

### **Minutes of Meeting of Board of Directors**

**August 18, 2026**

The Board of Directors ("Board") of Northwest Harris County Municipal Utility District No. 9 ("District") met at 12779 Jones Road, Houston, Harris County, Texas in accordance with the duly posted notice of the meeting, with a quorum of directors present as follows:

Coy L. Baskin, Sr., President  
Donald L. Sheriff, Vice President & Treasurer  
Frank Ferraro, Secretary  
James Michael O'Hair, Assistant Secretary

and the following absent:

None

Also present were Mr. John Burson; Mr. Bob Ideus of Municipal Business Services, Inc.; Ms. Michelle Guerrero of Bob Leared Interests; Mr. Ronald Koehn of Koehn & Associates; Mr. Mark Ivy of M. Marlon Ivy & Associates; Mr. David Beyer of Storm Water Solutions; Mr. J. Davis Bonham, Jr. and Ms. Jordan D. Barley of Smith, Murdaugh, Little & Bonham, L.L.P.

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

1. The Board considered the minutes of the meetings held on each of July 21, 2026 and August 4, 2026 and upon motion duly made, seconded and unanimously carried, the Board approved the minutes as amended.

2. The Board then recognized Bob Ideus who presented the bookkeeper's report. The Board reviewed the report in detail as well as the checks presented for signature. After discussion, upon unanimous vote, the Board approved the bookkeeper's report, and the checks listed thereon.

3. The Board then recognized Ms. Michelle Guerrero who presented the tax assessor/collector's report reflecting the District's 2025 taxes to be 97.4% collected. Ms. Guerrero noted all accounts on payment plans are current. She also noted the Legacy at Cypress apartment complex is still pending its tax-exempt status review with the appraisal district. Ms. Guerrero next stated she anticipates receipt of certified values from HCAD at the end of August, and the Board should anticipate setting their 2026 tax rate at the September meeting. After discussion, upon unanimous vote, the Board approved the tax assessor/collector's report as presented.

4. The Board considered an amended contract with the District's tax assessor-collector, BLICO, INC., dba Bob Leared Interests. After reviewing the proposed rate increase therein, the Board unanimously approved the contract as presented.

5. The Board then considered the engineer's report. The Board reviewed the report in detail. Mr. Koehn noted the construction at the Jones Road Boutique Apartments remains ongoing. With respect to the Regency Green Townhomes and Regency Square Townhomes, Mr. Koehn stated the developer reached out and indicated the projects are once again on hold. He next noted the contract has completed the underground facilities and generator slabs for the Auxiliary Generators at Lift Stations Nos. 2 and 4. With respect to 12851 Jones Road, the engineer has reviewed the proposed fire line plans and submitted the same to the operator for calculation of the tap fee. After discussion, upon unanimous vote, the Board approved the engineer's report and the action items therein.

6. The Board then recognized David Beyer who presented the Detention Pond Maintenance Report. Mr. Beyer reviewed work performed during the prior month. Mr. Beyer noted the Marwood pump has been repaired and presented the final cost of \$4,750 to the Board for review, noting it is below the \$6,000 the Board preapproved in July. Secondarily, Mr. Beyer presented a proposal to trim the tree canopy along Regency Green Drive at the Regency Forest Detention Pond. He further noted that the District's engineer has sourced a gate repair contractor to repair the gate along the road as well. Upon motion duly made, seconded, and unanimously carried, the Board approved the report as presented and the action items therein.

7. There was no developer's report presented.

8. Mr. Bonham discussed the status of the ongoing rate challenge before the Public Utility Commission.

9. There was no pending business discussed.

There being no further business to come before the Board, the meeting was adjourned.

  
Secretary

**NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9**

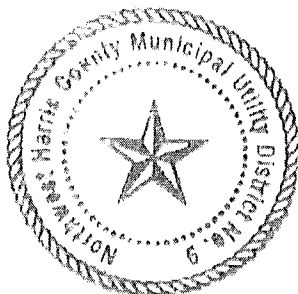
**NOTICE OF PUBLIC MEETING**

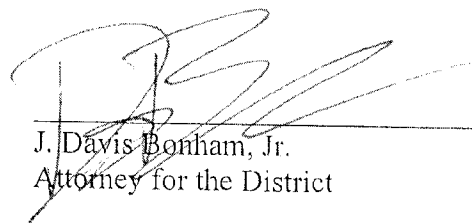
Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **12779 Jones Road, Houston, Harris County, Texas.**

The meeting will be held at **5:00 p.m. on Tuesday, August 18, 2026.**

The subject of the meeting will be to receive public comment on, consider and act on the following:

1. Minutes of Board of Directors Meeting(s) of July 16, 2026 and August 4, 2026
2. Bookkeeper's Report; Checks and Invoices; Investment of District Funds; Investment Policy; Depository Pledge Agreement(s)
3. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
4. Contract with BLICO, INC., dba Bob Leared Interests
5. Engineer's Report; Design of Facilities; Advertisement for Bids; Construction Contract(s), Pay Estimate(s) and Change Order(s); Annexation of Land; Permit Matters; Proposal(s); Request for Service; Utility Easements; Development of Land in District
6. Detention Pond Maintenance Report
7. Developer's Report
8. Other Matters: Operations; Repair and Maintenance; Insurance; Rate Order; Contract for Electric Power; Drought Contingency Plan; Critical Load Submission; Application to Texas Commission on Environmental Quality; Continuing Disclosure
9. Pending Business



  
J. Davis Bonham, Jr.  
Attorney for the District