

CY-CHAMP PUBLIC UTILITY DISTRICT
Minutes of Meeting of Board of Directors
September 17, 2026

The Board of Directors of Cy-Champ Public Utility District (the “District”) met at 13455 Cutten Road, Suite 1A, Houston, Texas on September 17, 2026, in accordance with the duly posted notice of said meeting, with a quorum of directors present as follows:

Ron Walkoviak, president
Richard M. Spurlock, vice president
Shelley Serres, secretary
Polly Looper, security coordinator

and being absent:

Harold W. Greer, assistant secretary

Also present were HCCO Sgt. Stephen Holle, Corey Howell of The GMS Group, L.L.C., Michelle Guerrero of Bob Leared Interests, Inc., Taylor Loggins of L&S District Services, LLC, Mike Plunkett of Eagle Water Management Company, Justin Colfer and Cheyenne Evans of Champions Hydro-Lawn, Inc., Josh Lindner of Storm Water Solutions, Crystal Swink and Matt Carpenter of IDS Engineering Group, Erin Larimore of Clark Condon Associates, Inc., and Mark W. Brooks of Young & Brooks.

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

SECURITY REPORT

Security Coordinator Polly Looper and HCCO Sgt. Stephen Holle reported as to matters regarding security within the District and responded to questions. After the report was concluded, Sgt. Holle excused himself from the meeting.

APPROVAL OF MINUTES

Upon motion duly made, seconded and unanimously carried, the board approved the minutes of the August 20, 2026 meeting as presented.

QUESTIONS/COMMENTS FROM THE PUBLIC

There were no questions or comments from the public.

CONSULTANT/VENDOR CONTRACTS

Taylor Loggins of L&S District Services, LLC (L&S) presented and upon motion duly made, seconded and unanimously carried, the board approved a new District Bookkeeping Agreement with L&S to include positive pay services as agreed last month.

The board unanimously authorized president Walkoviak to sign a form to add the new electric meter for Park C to the District's electricity contract with TXU.

TAX RATE

Corey Howell of The GMS Group, L.L.C., the District's financial advisors, distributed and reviewed a memorandum and spreadsheet regarding the District's financial requirements to be met with the tax levy for 2026. After review and discussion, the board determined that the District is a "Developed District" as defined by Texas Water Code Section 49.23602. Based upon the District's taxable value as certified by the Harris County Appraisal District, GMS is recommending a debt service tax rate of \$0.160, a water, sewer, and drainage system maintenance tax rate of \$0.095, and a recreational facilities maintenance tax rate of \$0.095, for a total 2026 tax rate of \$0.35. After discussion, upon motion duly made, seconded and unanimously carried, the board authorized the publication of the District's proposed 2026 tax rate as recommended by GMS. The board determined to formally adopt the tax rate at the next regular board meeting.

MONTHLY REPORTS

Ms. Guerrero reported as to the status of District tax collections. She also presented the District's monthly SPA revenue report. The District is 98.802% collected for 2025 taxes, and over 99% collected for all prior years.

Taylor Loggins of L&S District Services, LLC, the District's bookkeeper, presented their monthly report. She also presented to the board a list of bills for the approval of payment, a copy of which is attached hereto.

Josh Lindner of Storm Water Solutions (SWS) presented a written report with photographs reflecting the condition of the storm water detention facilities that they maintain for the District at the Prose and Cutten Road Detention Ponds.

Justin Colfer of Champions Hydro-Lawn, Inc. (CHL) presented a written report with photographs reflecting the condition of the storm water detention facilities that they maintain for the District at the Cutten Road Business Park Detention Ponds.

Mike Plunkett of Eagle Water Management Company (Eagle), the District's operator, presented a written summary report regarding District operations and facilities. Mr. Plunkett reviewed their report with the board and responded to questions.

Mr. Plunkett presented a request by a customer on Cherry Hill for a payment plan on the balance due under their District water and sewer account. After discussion, the board unanimously authorized a 3-month payment plan for the outstanding balance, provided the account is otherwise kept current.

Mr. Plunkett also presented a request by a customer on Gentle Bend for an adjustment to their recent water bills from the District, which have been and remain unusually high. After discussion, the board declined the request pending action by the homeowner to rectify the cause for the high usage and participation by the homeowner in the Eye on Water service available from the District so that the customer is able to receive alerts of high usage.

Crystal Swink of IDS Engineering Group (IDS), the District's engineers, presented a written summary report regarding the status of pending District projects. She reviewed their report with the board and responded to questions.

IDS is recommending the following board action item(s) in connection with District facilities and pending projects:

- Approval of Change Order No. 1 to the contract with McDonald Municipal & Industrial for the Lift Station No. 1 Emergency Power Generator project, to add demolition and removal of the existing concrete retaining wall at a contract price increase of \$4800.
- Approval of Application and Certificate for Payment No. 2 to McDonald Municipal & Industrial on their contract for the Lift Station No. 1 Emergency Power Generator project, in the amount of \$23,398.20.
- Authorize IDS to proceed with a diagnostic review of the bollard lights that are out at the Fallen Warriors Memorial and develop recommendations for those as well as the need for cooling of electrical control panels at the District parks, at a cost not to exceed \$4000.

Ms. Swink distributed copies of the engineer and operator reports from the most recent Kleinwood Joint Powers Board meeting and noted the following:

- The final walk through for the Electrical Modifications Phase 3 project was conducted on August 6, 2026. The contractor is working to address the identified deficiencies. Once the noted deficiencies are corrected, the project will be closed out.
- The engineers for the plant are moving forward with design of the next phase of Air Supply Piping Rehabilitation project and the Lift Station Generator Replacement project.

- The reclaimed water filter system averaged 24.0 backwashes per day in August. The highest 1-day total of backwashes was 118. Total rainfall for August was 3.24". The monthly site visit to evaluate and document the reuse system was conducted on August 24, 2026. The reuse system appears to be operating in satisfactory condition at this time.

Erin Larimore of Clark Condon Associates, Inc. (CCA), the District's landscape architects, reported as to the status of matters pending with respect to the District's park system. Ms. Larimore reviewed their report with the board and responded to questions.

Ms. Larimore presented and recommended board approval of the following Pay Application(s) to HD Outdoor Construction, LLC on their contract for construction of Park C:

- Pay Application No. 9 in the aggregate amount of \$117,584.70 (\$116,249.10 for Park items; \$1,335.60 for WSD items)

Cheyenne Evans of Champions Hydro-Lawn, Inc. (CHL) the District's landscape and park maintenance contractor, presented a written report with photographs reflecting the condition of the landscaping and park facilities that they maintain for the District. Ms. Evans reviewed their report with the board and responded to questions.

Upon motion duly made, seconded and unanimously carried, the board approved all consultant reports not already approved by separate motion, and all recommended proposals, pay estimates, pay applications, change orders, landscape maintenance work items, invoices and bills presented.

PENDING BUSINESS

The board scheduled a special meeting for 10:00 a.m. on Wednesday, September 23, 2026 to address matters involving the contract for construction of Park C and the need for tree trimming and/or removal at various District properties.

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

Secretary

Attachments - Bookkeeper's Report