MINUTES
WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 37

August 20, 2026

The Board of Directors (the "Board") of Waller County Municipal Utility District No. 37 (the "District") met in regular session, open to the public, on the 20th day of August, 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

John Smith	President
Joe Fields	Vice President
Brian Welch	Secretary
Leigh Ellis III	Assistant Secretary
David Moriniere	Assistant Vice President

and all of the above were present, thus constituting a quorum.

Also attending the meeting were Shamar O'Bryant of Starwood Land; Tim Applewhite of McGrath & Co., PLLC ("McGrath"); Blair Bozoarth of Quiddity Engineering, LLC ("Quiddity"); Tracey Scott of Myrtle Cruz, Inc.; Rebecca Marcucci and Robert Garcia of Municipal District Services ("MDS"); Patty Rodriguez of Bob Leared Interests; and Greer Pagan and Merry Heyne of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no comments from the public.

APPROVE MINUTES

The Board considered approving the minutes of July 9, 2026, regular meeting. After review and discussion, Director Smith moved to approve the minutes, as presented. Director Moriniere seconded the motion, which passed unanimously.

SECURITY MATTERS

The Board reviewed the security patrol report, a copy of which is attached.

APPROVE AUDIT FOR FISCAL YEAR END APRIL 30, 2026

Mr. Applewhite reviewed the District's audit for fiscal year end April 30, 2026. After review and discussion, Director Smith moved to approve the audit, authorize filing of the audit with the Texas Commission on Environmental Quality ("TCEQ"), and direct that the audit be filed appropriately and retained in the District's official records. Director Moriniere seconded the motion, which passed unanimously.

DEVELOPER REIMBURSEMENT REPORT FOR UNLIMITED TAX PARK BONDS, SERIES 2026

Mr. Applewhite presented and reviewed a developer reimbursement report for reimbursable amounts due to District developers from the District's Series 2026 Unlimited Tax Park Bond issue. After review and discussion, Director Smith moved to approve the developer reimbursement report. Director Fields seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS; DISBURSEMENT OF BOND PROCEEDS

Ms. Scott presented and reviewed the bookkeeper's report, investment report, and the bills presented for payment from the District's accounts.

After review and discussion, Director Smith moved to (1) approve the bookkeeper's report and the checks presented for payment; and (2) authorize disbursement of the bond proceeds as provided in the developer reimbursement report. Director Fields seconded the motion, which passed by unanimous vote. A copy of the bookkeeper's report is attached.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Rodriguez presented and reviewed the tax assessor/collector's report, a copy of which is attached.

Following review and discussion, Director Smith moved to approve the tax assessor/collector's report. Director Fields seconded the motion, which was approved by unanimous vote.

AMENDMENT TO AGREEMENT FOR SERVICES OF TAX ASSESSOR AND COLLECTOR

Ms. Rodriguez presented and reviewed an amendment to Agreement for Services of Tax Assessor and Collector (the "Amendment").

Following review and discussion, Director Smith moved to approve the Amendment. Director Fields seconded the motion, which was approved by unanimous vote.

DISCUSS 2026 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARING ADOPTION OF TAX RATE

This agenda item was deferred until the next Board meeting.

OPERATION OF DISTRICT FACILITIES; HEARING ON TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS AND AUTHORIZE TERMINATION OF SERVICE

Ms. Marcucci presented and reviewed the operator's report, a copy of which is attached.

Ms. Marcucci then presented a list of delinquent customers to the Directors and reported the residents on the termination list were delinquent in payment of their water and sewer bills and were given written notification, in accordance with the District's Rate Order, prior to the meeting of the opportunity to appear before the Board of Directors to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment.

After review and discussion, Director Smith moved to (1) approve the operator's report; and (2) authorize termination of delinquent accounts in accordance with the District's Rate Order and direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director Fields seconded the motion, which passed by unanimous vote.

ENGINEERING MATTERS; DEEDS, EASEMENTS, ENCROACHMENT AGREEMENTS, WAIVERS OF SPECIAL APPRAISAL, AND PLAT MATTERS

Mr. Bozoarth updated the Board on engineering matters in the District, as reflected in Quiddity's report, a copy of which is attached.

Mr. Bozoarth updated the Board on Pedestrian Crossings. He stated that bids were received for Pedestrian Crossings. He recommended that the Board award the contract for the concrete work to the low bidder, Infrastructure Construction Services ("ICS") in the amount of $81,835.75. Mr. Bozoarth also recommended that the Board award the contract for the striping and signage portion to the low bidder, MG Traffic Signs & Striping ("MG") in the amount of $15,328.00. The Board concurred that, in its judgment, ICS and MG were responsible bidders who would be most advantageous to the District and would result in the best and most economical completion of the project.

Following review and discussion, Director Welch moved to (1) approve the engineer's report; and (2) award the construction contracts, as recommended, based upon the District engineer's recommendation and subject to approval of the payment and performance bonds and review of the certificates of insurance and endorsements, if any, provided by the contractors. Director Moriniere seconded the motion, which passed unanimously.

PARK AND RECREATIONAL FACILITIES MATTERS

There was no discussion on this agenda item.

DISCUSS CHANGE OF MEETING LOCATION

The Board discussed possibly changing the meeting location. Following discussion regarding various options, the Board concurred to take no action on this agenda item.

REPORT ON DEVELOPMENT

Mr. O'Bryant discussed development in the District.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.

Secretary, Board of Directors

(SEAL)

WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 37
TEXAS

LIST OF ATTACHMENTS TO MINUTES