

MINUTES
CHELFORD ONE MUNICIPAL UTILITY DISTRICT
OF HARRIS COUNTY, TEXAS

August 17, 2026

The Board of Directors (the "Board") of Chelford One Municipal Utility District of Harris County, Texas (the "District") met in regular session, open to the public, on the 17th day of August 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas 77027, outside the boundaries of the District, and the roll was called of the members of the Board:

Michael A. Martin	President
Connie Fowler	Vice President
Dr. Winetta Billings	Secretary
Lynne Alwine	Assistant Secretary
Jon Lee	Assistant Vice President

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

Also present at the meeting were Rod Rudine of Texas Groundworks Management ("TGM"); Brenda McLaughlin and Melissa Melo of Bob Leared Interests, Inc.; Andrea Martin of Si Environmental, LLC ("Si"); Andrew Dunn and Alfred Segundo of On-Site Protection, LLC; Taylor Reed of Vogler & Spencer Engineering Inc. ("VSE"); Mary Ann Mihills and Kyle Cortez of Municipal Accounts & Consulting, L.P.; and Audrey Briscoe and Jakayla Canaday of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

The Board offered any members of the public attending the meeting the opportunity to make a public comment.

Mr. Rudine introduced himself to the Board and discussed the services that TGM provides to municipal utility districts. The Board discussed landscape maintenance and related services available to the District, including potential landscaping needs for the park adjacent to the water plant.

APPROVE MINUTES

The Board considered approving the minutes of the July 20, 2026, regular meeting.

Director Billings addressed the Board regarding the need for minor language adjustments in the meeting minutes. Discussion ensued. Following review and discussion, Director Billings moved to approve the minutes of the July 20, 2026, regular

meeting as amended. Director Lee seconded the motion, which carried by unanimous vote.

DISTRICT SECURITY MATTERS

Mr. Segundo reviewed the District's monthly security report, a copy of which is attached.

Mr. Segundo provided updates on district activities, including warnings, ticketing, crime mapping, and monthly patrol hours. The Board discussed increased traffic enforcement efforts and the availability of motorcycle patrol officers.

The Board discussed recurring parking issues involving commercial vehicles and 18-wheelers within the area. Mr. Dunn reviewed the County's current process for requesting parking restriction signage and advised that the applicable request may be initiated through the County. The Board requested that the process and requirements be investigated further. Discussion ensued.

The Board discussed enforcement options for unauthorized parking, including adopting and publishing park rules. The Board requested preparation of appropriate rules and related documentation for consideration at a future meeting.

Mr. Segundo continued to report on incidents that occurred during the month, including property damage, violations, abandoned vehicle matters, and medical emergencies.

Mr. Dunn responded to Board Members' questions, comments, and requests regarding security matters.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. McLaughlin reviewed the District's monthly tax assessor/collector's report, including the checks presented for payment and a list of delinquent taxpayers. A copy of the tax assessor/collector's report is attached. She reported that as of July 31, 2026, 97.7% of the District's 2025 taxes were collected.

Director Billings addressed the manner in which receipts, refunds, and adjustments are reflected in the tax report. Ms. McLaughlin explained that certain refunds and adjustments are accounted for against previously received revenues. Discussion ensued.

The Board discussed delinquent tax accounts, including collection efforts for personal and real property accounts, payment arrangements, and available enforcement

procedures. Ms. McLaughlin advised that delinquent accounts would continue to be monitored and coordinated with delinquent tax counsel as appropriate.

Following review and discussion, Director Billings moved to approve the tax assessor/collector's report and authorize payment of checks drawn from the District's tax account. Director Alwine seconded the motion, which was carried by unanimous vote.

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

The Board concurred to defer action pending certified values from the Harris Central Appraisal District.

AMENDMENT TO AGREEMENT FOR SERVICES OF TAX ASSESSOR/COLLECTOR

Ms. McLaughlin presented and reviewed with the Board an amendment to the agreement for services of tax assessor/collector. Following review and discussion, Director Fowler moved to authorize execution of the amendment to the agreement for services of tax assessor/collector and direct that the agreement be retained in the District's official records. Director Lee seconded the motion, which carried by unanimous vote.

OPERATIONS REPORT

Ms. Martin presented the District's monthly operations report, including operation charges and copies of the connection report, daily production report, accountability report, customer billing report, and discharge monitoring report for the sewer plant. A copy of the operations report is attached. She reported that the water accountability for the month was 91.15%.

Ms. Martin reported on the current connections in the District, water production and distribution repairs, tap line repairs, sanitary sewer maintenance, storm sewer repairs, and water plant repairs and maintenance during the previous month.

Ms. Martin requested Board authorization to send 14 delinquent accounts totaling \$6,635.91 to collections.

The Board discussed notification procedures for planned and emergency water service interruptions. The Board confirmed that the operator is authorized to issue District text alerts regarding water service interruptions without obtaining prior Board approval.

Ms. Briscoe updated the Board regarding efforts to identify and coordinate removal of the abandoned Spectrum utility boxes located on District property. Ms.

Briscoe reported that she contacted Spectrum to determine ownership of the boxes, and they agreed to inspect the site. She further reported that if any boxes are confirmed to belong to Spectrum, Spectrum will coordinate their removal. Ms. Briscoe advised that additional coordination with AT&T and, if necessary, the Public Utility Commission may be required to identify and address the remaining boxes.

Director Billings addressed concerns about the condition of a vacant District lot and noted that previously requested vegetation maintenance had not been fully completed. The Board requested that Ms. Martin follow up regarding removal of the remaining dead tree, overgrown vegetation, and other necessary maintenance.

Following review and discussion, and based upon the operator's recommendation, Director Lee moved to: (1) approve the operations report, as presented; (2) authorize Si to send fourteen delinquent accounts totaling \$6,635.91 to collections; and (3) authorize Si to issue District text alerts regarding water service interruptions without obtaining prior Board approval. Director Alwine seconded the motion, which was carried by unanimous vote.

HEARING ON TERMINATION OF UTILITY SERVICE

The Board conducted a hearing on the termination of utility service. Ms. Martin informed the Board that the customers included 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 this meeting of the opportunity to appear before the Board to explain, contest, or correct their utility service bill and to show a reason for non-payment. After review and discussion, Director Lee moved to terminate utility service to all customers included on the termination list in accordance with the District's Rate Order if their utility bills are not paid because said customers were neither present at the meeting nor had presented any written statement on the matter and directed that the delinquent customer list be filed appropriately and retained in the District's official records. Director Alwine seconded the motion, which carried by unanimous vote.

ENGINEER'S REPORT

Mr. Reed presented and reviewed the engineer's report, a copy of which is attached.

Mr. Reed updated the Board on the Water Plant Chloramine Conversion projects. He stated that the contracts are currently being prepared.

Mr. Reed updated the Board regarding the Bellaire Boulevard Water Line Rehabilitation. He presented and recommended approval of Pay Application No. 4 and Final in the amount of \$32,003.00, payable to Arranda Industries, LLC ("Arranda").

Mr. Reed updated the Board regarding the construction of the Mission Bend Section 12 Water Line Rehabilitation. He recommended approval of Pay Application No. 2 in the amount of \$65,167.80, payable to Arranda.

Mr. Reed reported that the District's water plant was inspected and in good condition. He stated that an electrical engineer would continue an asset-management review of the plant's components.

Mr. Reed updated the Board regarding the emergency response plan and risk and resiliency plan.

Mr. Reed updated the Board on the 2027 Chelford City Regional Wastewater Treatment Plant budget and reported the budget was revised to increase the cost per connection to \$16.90. He explained that the revised amount reflected updated projections for operating expenses, revenues, and anticipated project costs. Mr. Reed also discussed the use of a future not-to-exceed amount of \$17.10 to allow for changes in projected expenses. Discussion ensued.

The Board discussed construction scheduling for the ongoing water line rehabilitation project and concerns regarding the length of time residents remain on temporary water service. Mr. Reed advised that the contractor would be directed to complete work and restoration of one street before proceeding to another. He explained that this approach may extend the overall construction schedule but should reduce the duration of temporary water service for individual residents. Discussion ensued.

Following review and discussion, and based upon the engineer's recommendation, Director Fowler moved to: (1) approve the engineering report; (2) approve Pay Application No. 4 and Final in the amount of \$32,003.00; (3) approve Pay Application No. 2 in the amount of \$65,167.80. Director Lee seconded the motion, which was carried by unanimous vote.

MISSION BEND INTEGRATED WATER SYSTEM MATTERS

Mr. Reed updated the Board on Mission Bend Integrated Water System matters. He discussed ongoing efforts to identify water loss within the integrated water system, including evaluation of system interconnects, flow and pressure data, and the condition of older water lines. Mr. Reed noted that deterioration of older pipe connections may be contributing to water loss and that continued water line rehabilitation is expected to improve system accountability. Discussion ensued.

The Board continued discussion regarding the status of mainline conversions completed to date and future rehabilitation needs.

CHELFORD CITY REGIONAL WASTEWATER TREATMENT PLANT ("WWTP") MATTERS.

Mr. Reed provided the Board with an update on Alief-Clodine Road Shared Sanitary Sewer and WWTP matters.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY ("WHCRWA") MATTERS

Director Billings updated the Board regarding WHCRWA matters.

GREATER MISSION BEND AREA COUNCIL

There was no report under this agenda item

MISSION BEND GREENBELT ASSOCIATION MATTERS

The Board considered the participant contribution for the Mission Bend Greenbelt Association budget in the amount of \$15,000 per quarter, \$60,000 annually. Following review and discussion, Director Fowler moved to approve the contribution in the amount of \$15,000 per quarter. Director Lee seconded the motion, which was carried by unanimous vote.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Mihills presented and reviewed the bookkeeper's report and invoices presented for payment. A copy of the bookkeeper's report is attached.

Ms. Mihills reported that Check No. 16387 to SeaBack Maintenance, Inc. has been voided and reissued as Check No, 16396, in the amount of \$5,125.00 for previously approved mowing services.

Ms. Mihills reported that Check No. 16394 to ABHR, in the amount of \$9,958.57 for legal fees through July 2026, was added.

Ms. Mihills reported that Check No. 16395 in the amount of \$62.62 for a deposit refund, was added.

Following review and discussion, Director Fowler moved to approve the bookkeeping report and payment of bills presented. Director Alwine seconded the motion, which carried by unanimous vote.

Mr. Cortez discussed direct deposit and payroll processing services for the upcoming meeting. The Board requested additional information regarding the current process and experience of other districts before further consideration.

COMMUNICATION AND WEBSITE MATTERS

Director Billings provided an update on communication and website matters, including outdated security reports currently posted on the website.

DISCUSS COMMUNITY OUTREACH EVENT

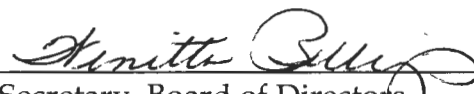
The Board discussed upcoming educational events.

MEETING SCHEDULE

The Board discussed agenda items for the next Board meeting and concurred to hold its next regular meeting on September 21, 2026, at 11:30 a.m., at ABHR.

There being no other business to present, the Board meeting was adjourned.




Secretary, Board of Directors

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