MINUTES
MISSION BEND MUNICIPAL UTILITY DISTRICT NO. 2

May 19, 2026

The Board of Directors (the "Board") of Mission Bend Municipal Utility District No. 2 (the "District") met in regular session, open to the public, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas 77027, outside the boundaries of the District, on the 19th day of May, 2026, and the roll was called of the members of the Board being present:

Judy Villagomez	President
Mary Bertrand	Vice President
Susan Land Johnson	Assistant Vice President
Marlene Weppler	Secretary
Leroy Eaglin	Assistant Secretary

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

Also present at the meeting were: Moses O. Njoku and Ugochi M. Njoku, members of the public; Joseph Ho-Shing of the Harris County Precinct No. 4 Commissioner's Office ("HCP4"); Deputy Aaron Herrera of the Harris County Sheriff's Office ("HCSO"); Lina Loaiza of Bob Leared Interests; Daniela Moderow of Baxter & Woodman Consulting Engineers, Inc. ("B&W"); Hermes Amaya of Custom Scapes, Inc. ("Custom Scapes"); Vicki Busboom of VLB Bookkeeping Services; Sarah Wheeler of Triton Consulting Group, Inc. ("Triton");Brett Keese and Susan Cita of TBG Partners ("TBG"); Carlous Smith of Si Environmental, LLC ("Si"); Emmanuel Vazquez of Vazquez Electronics, LLC ("Vazquez Electronics"); and Christina Miller and Trenise Simmons of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Director Villagomez offered any members of the public attending the meeting the opportunity to make a public comment.

Mr. Njoku introduced himself to the Board and stated that he has received unusually expensive water bills since January 2026. He requested that the Board consider providing relief and an adjustment to his water bills for the billing periods of January, February, and March 2026.

Discussion ensued regarding the cause of the sudden increase in water usage. Following discussion, the board concurred to table the matter until later in the meeting.

There being no further requests for public comment, the Board moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the April 21, 2026 (Regular) and May 5 (Greenbelt) meetings. Ms. Miller noted that there was no quorum at the March 30 (Integrated) or April 13 (Chelford) meetings. Following review and discussion, Director Johnson moved to approve the minutes for the April 21, 2026 (Regular) and May 5 (Greenbelt) meetings, as presented. Director Bertrand seconded the motion, which carried by unanimous vote.

SECURITY SERVICES MATTERS

REPORT FROM HCSO

Deputy Herrera discussed crime reported within the District and responded to questions from the Board regarding crime trends expected when school is no longer in session.

UPDATE ON IMPLEMENTATION OF SIGNS PROHIBITING COMMERCIAL VEHICLES FROM PARKING OVERNIGHT

The Board discussed the ongoing issue regarding commercial vehicles parking in the District overnight. Ms. Miller confirmed that the petition package had been submitted to HCP4 and that HCP4 had acknowledged receipt.

2026 DIRECTORS ELECTION

CERTIFICATE OF ELECTION

The Board considered approving the Certificate of Election, reflecting the election of Mr. Leroy Eaglin and Ms. Susan Land Johnson to the Board of Directors of the District for a four-year term.

After review and discussion, Director Bertrand moved to approve the Certificate of Election and the distribution of same to Directors Eaglin and Johnson and direct that the Certificate of Election be filed appropriately and retained in the District's official records. Director Eaglin seconded the motion, which carried by unanimous vote.

DIRECTORS' SWORN STATEMENTS AND OATHS OF OFFICE

Ms. Miller reviewed the Sworn Statements and Oaths of Office for Directors Eaglin and Johnson. After review and discussion, Director Bertrand moved that the Board approve the Sworn Statements and Oaths of Office and direct that the documents be filed in the official records of the District, and that the Oaths of Office be filed with the Secretary of State, as required by law. Director Eaglin seconded the motion, which carried by unanimous vote.

CYBERSECURITY AND ARTIFICIAL INTELLIGENCE TRAINING

Ms. Miller presented and reviewed a memorandum regarding cybersecurity and artificial intelligence training prepared by ABHR, a copy of which is attached. She noted that the only required item is the cybersecurity portion of the training, with a completion deadline of August 31, 2026.

RE-ORGANIZE THE BOARD OF DIRECTORS AND AUTHORIZE EXECUTION OF DISTRICT REGISTRATION FORM

The Board then considered reorganizing the Board.

Ms. Miller stated the District Registration Form must be filed with the Texas Commission on Environmental Quality ("TCEQ") to show the new slate of officers. After discussion, Director Bertrand made a motion to authorize ABHR to file the District Registration Form with the TCEQ. Director Eaglin seconded the motion, which carried by unanimous vote.

PARK MAINTENANCE MATTERS

The Board reviewed a landscape maintenance report from Custom Scapes, a copy of which is attached, including the general landscape maintenance invoices, which were submitted for payment by Custom Scapes, including: facility mowing in the amount of $520.80; maintenance and mowing at Terra Del Sol in the amount of $1,015.00; monthly maintenance at Little Villa Wetland Park ("LVWP") in the amount of $3,984.00; monthly maintenance at Magnolia Park in the amount of $8,428.50; and monthly maintenance of the Mission Bend Greenbelt Trail (the "Trail") in the amount of $4,392.92.

Mr. Amaya reported that he met with Director Villagomez to inspect the sidewalk at Magnolia Park. He noted that he identified 12 cracks on the concrete sidewalk. He then presented and reviewed Estimate No. 2012 in the amount of $1,498.00 to repair the cracks on the concrete sidewalk at Magnolia Park.

Mr. Amaya reported that he also met with Director Villagomez to inspect the sidewalk at LVWP. He noted that he identified 9 cracks on the concrete sidewalk. He presented and reviewed Estimate No. 2013 in the amount of $868.00 to repair the cracks on the concrete sidewalk at LVWP.

Mr. Amaya then presented and reviewed Estimate No. 2014 in the amount of $580.00 to repair two leaks on the lateral irrigation line using 1-inch PVC pipe, couplings, and fittings, and replace two malfunctioning rotors with new parts and fittings along the trail behind Magnolia Park.

The Board inquired about the maintenance and painting of Bertrand Bridge. Discussion ensued regarding the estimates for sanding and repainting presented at the April 21, 2026, regular meeting.

Following review and discussion, the board conferred to defer action on Estimate No. 2012 in the amount of $1,489.00 and Estimate No. 2013 in the amount of $868.00, pending further inspection of the sidewalk area. Director Bertrand moved to: (1) approve the landscape maintenance report; (2) authorize payment of the general landscape maintenance invoices; and (3) approve Estimate No. 1996 in the amount of $9,150.00 (for power washing, sanding, and repainting Bertrand Bridge), Estimate No. 2014 in the amount of $580.00, and Estimate No. 1994 in the amount of $9,150, as presented. Director Eaglin seconded the motion. Director Johnson obtained from the vote. The motion carried by a vote of 3 to 0.

LIGHTING MAINTENANCE AND REPAIR

The Board reviewed a routine lighting and maintenance report for items at LVWP, Magnolia Park, and in Altamira, a copy of which is attached.

DISTRICT SURVEILLANCE CAMERA MATTERS

Mr. Vazquez reviewed a surveillance camera system report, a copy of which is attached. Mr. Vazquez reported on normal activities at Magnolia Park and LVWP during the previous month. He presented and reviewed photographs of individuals at LVWP after park hours, copies of which are attached to the surveillance camera system report.

He also presented and reviewed two cost estimates from Comcast Corporation and American Telephone and Telegraph Company (commonly known as "AT&T") for upgraded monthly internet services, copies of which are attached to the surveillance camera system report.

Following review and discussion, Director Bertrand moved to: (1) approve the surveillance camera system report; and (2) authorize Vazquez Electronics to switch the internet service provider to AT&T. Director Eaglin seconded the motion, which carried by unanimous vote.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Busboom presented and reviewed the bookkeeping report, including the investment report, the budget comparison, and the list of checks for the Board's approval. A copy of the bookkeeping report, including the investment report and budget comparison, is attached.

Ms. Busboom requested approval of Check No. 14013 in the amount of $121.41, payable to Phillip Ayodele, issued as a replacement for Check No. 13972, which was voided due to a typographical error in the payee's name.

Ms. Busboom then reviewed and presented an Amendment to Agreement for Services to Bookkeeper Contract.

Following review and discussion, Director Bertrand moved to: (1) approve the bookkeeping report, the checks presented for payment, and the investment report, as presented; (2) approve check no. 14013 in the amount of $121.41 payable to Phillip Ayodele; and (3) approve the Amendment to Agreement for Services to Bookkeeper Contract, as presented. Director Johnson seconded the motion, which carried by unanimous vote.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Loaiza presented and reviewed the monthly tax report, a copy of which is attached, reflecting that 97.00% of the District's 2025 taxes were collected as of May 19, 2026. Ms. Loaiza reviewed the bills presented for payment, including overpayment refunds and adjustments from the previous month.

Following review and discussion, Director Eaglin moved to approve the tax report and payment of the checks drawn from the District's tax account, including overpayment and value adjustment refunds, as presented. Director Johnoson seconded the motion, which carried by unanimous vote.

OPERATION OF DISTRICT FACILITIES

Mr. Smith presented and reviewed the operations report from Si, a copy of which is attached. Mr. Smith reported that the water accountability was 91.25% in the previous month. Mr. Smith reported on the current connections in the District, water production and distribution repairs, tap line repairs, sanitary sewer maintenance, lift station maintenance, fire hydrant replacement and maintenance, water meter repairs and replacements, and water well maintenance and repairs during the previous month.

Following review and discussion, and based upon the operator's recommendation, Director Eaglin moved to approve the operations report, as presented. Director Johnson seconded the motion, which carried by unanimous vote.

HEARING REGARDING TERMINATION OF WATER AND SEWER SERVICE

Mr. Smith presented and reviewed 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 to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment.

The Board considered Mr. Njoku's request for relief and adjustment to his water bills for the months of January, February, and March 2026. Following discussion, the Board concurred to grant a one-time adjustment relief option, and to establish a payment plan not to exceed six months.

Following review and discussion, and based upon the operator's recommendation, Director Bertrand moved to: (1) grant a one-time relief option, to establish a payment plan not to exceed six months for Mr. Njoku; 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 Eaglin seconded the motion, which carried by unanimous vote.

CONSUMER CONFIDENCE REPORT ("CCR")

Mr. Smith presented and reviewed the District's annual CCR, a copy of which is attached. The Board considered approving the District's CCR and authorizing Si to deliver the CCR to residents and to file the certificate of delivery with the TCEQ on the District's behalf.

Following review and discussion, and based upon the operator's recommendation, Director Bertrand moved to: (1) approve the CCR, as presented and authorize distribution of the CCR to the District customers and filing of the certificate of delivery with the TCEQ; and (2) direct that it be filed appropriately and retained in the District's official records. Director Eaglin seconded the motion, which carried by unanimous vote.

CHELFORD CITY REGIONAL WASTEWATER TREATMENT PLANT MATTERS

The Board discussed updates from the Chelford City Regional Wastewater Treatment Plant meeting. Following discussion, there was no action on this matter.

DISTRICT MEDIAN MATTERS, INCLUDING AUTHORIZING PROPOSALS

Ms. Moderow updated the Board regarding the ongoing efforts to obtain the required permits for the electrical work associated with the installation of holiday décor throughout the District. Discussion ensued regarding right-of-way restrictions alongside the medians in the District and the potential use of additional solar panels as an alternative means of supplying power for the holiday lighting.

Following review and discussion, the Board concurred to table the discussion until the next regular meeting.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY MATTERS

There was no discussion on this item.

ENGINEERING MATTERS

Ms. Moderow presented and reviewed an engineering report from B&W, a copy of which is attached.

SANITARY SEWER CLEANING AND TELEVISING PROJECT

Ms. Moderow updated the Board on plans to move forward with the design phase for Sanitary Sewer System Phases I and II.

WATER PLANT NO. 1 HYDRO-PNEUMATIC TANK ("HPT") REPLACEMENT

Ms. Moderow updated the Board regarding construction of the HPT replacement to serve the District.

STORM WATER QUALITY INSPECTIONS AND PERMITTING FOR TERRA DEL SOL

Mr. Anderson updated the Board on the desilting, vegetation removal, and litter cleanup around the outfall structure serving Terra Del Sol Section 8.

REQUESTS FOR SERVICE OR UTILITY COMMITMENT LETTERS

There was no discussion on this agenda item.

MISSION BEND GREENBELT

Ms. Moderow reported that the District is awaiting Harris County's approval of an encroachment request from CenterPoint Energy, Inc. at two locations along the trail where a powerline easement crosses the path. She recommended advertising the project in mid-May while awaiting approval, noting no design changes are expected.

Following review and discussion, and based on the engineer's recommendations, Director Bertrand moved to approve the engineer's report, as presented. Director Eaglin seconded the motion, which carried by unanimous vote.

PARK AND RECREATIONAL FACILITY MATTERS

Ms. Cita presented and reviewed a report regarding the District's parks and recreational facilities, a copy of which is attached.

MAGNOLIA PARK IMPROVEMENTS

Ms. Cita updated the Board on the Magnolia Park Phase III improvements project.

TRAIL IMPROVEMENTS PROJECT

Ms. Cita updated the Board on the Trail improvement project. She reviewed the bidding project schedule.

Ms. Cita then updated the Board on the West Side Trail Expansion project.

LVWP IMPROVEMENTS

Ms. Cita updated the Board on LVWP improvements. She noted that Landscape and Civil Construction documents are on hold while the Board considers adding a restroom building to the project.

Ms. Cita then reviewed restroom porter service estimates. She noted that twice-weekly service is projected at approximately $50,000.00 annually, consistent with costs at a comparable small park restroom facility.

LANDSCAPE IMPROVEMENTS

Ms. Cita updated the Board on Phase II of the fence replacement project at LVWP. Ms. Cita stated that the fence mock-up has been approved. She presented and recommended for approval Pay Application No. 1 in the amount of $18,792.00, submitted by Fencecrete America, LLC ("Fencecrete").

Ms Cita updated the Board to the outfall structure maintenance at LVWP.

Following review and discussion, and based upon the landscape architect's recommendation, Director Bertrand moved to: (1) approve Pay Application No. 1 in the amount of $18,792.00, to Fencecrete for Phase II of the fence replacement project at LVWP; and (2) approve the park and recreational facilities' report. Director Johnson seconded the motion, which passed unanimously.

PRESSURE WASHING IN THE DISTRICT

There was no discussion on this agenda item.

GRANT OPPORTUNITIES

There was no discussion on this agenda item.

DISCUSS ALTAMIRA BEAUTIFICATION PROJECTS

There was no discussion on this agenda item.

DISTRICT TECHNOLOGY MATTERS

There was no discussion on this agenda

MEETING SCHEDULE AND PLANNING MATTERS

The Board discussed the next regular Board meeting to be held on June 16, 2026, at 6:00 p.m. at the offices of ABHR.

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

Secretary, Board of Directors

(SEAL)

MISSION BEND MUNICIPAL UTILITY DISTRICT NO. 2

TEXAS

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