MINUTES
MISSION BEND MUNICIPAL UTILITY DISTRICT NO. 2

July 21, 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 21st day of July 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, thus constituting a quorum.

Also present at the meeting were Deputy Sean Price of the Harris County Sheriff's Office ("HCSO"); Lina Loaiza of Bob Leared Interests; Tommy Gomez of J3 Electric ("J3"); 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 Jolee Sepulvado 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. There being no requests for public comment, the Board moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the May 19, 2026 (Regular) and June 2 (Greenbelt) meetings. Following review and discussion, Director Bertrand moved to approve the minutes for the May 19, 2026 (Regular) and June 2 (Greenbelt) meetings, as presented. Director Eaglin seconded the motion, which passed unanimously.

SECURITY SERVICES MATTERS

REPORT FROM HCSO

Deputy Price discussed crime reported within the District during the month of June and reviewed the HCSO Activity Report, a copy of which is attached. He responded to questions from the Board regarding law enforcement activity and patrol efforts within the District.

UPDATE ON IMPLEMENTATION OF SIGNS PROHIBITING COMMERCIAL VEHICLES FROM PARKING OVERNIGHT

The Board discussed the status of the petition seeking installation of signs prohibiting overnight parking of commercial vehicles within the Altamira subdivision. Ms. Miller reported that the petition package has been completed and includes the required affidavit and supporting documentation for submission to Harris County Precinct 4. The Board reviewed the affidavit identifying the streets located within the Altamira subdivision and noting that 91 signatures were obtained from a subdivision containing approximately 300 residences.

INTERLOCAL AGREEMENT FOR LAW ENFORCEMENT SERVICES

Ms. Miller presented the annual Interlocal Agreement for Law Enforcement Services between the District and the HCSO. She stated that the agreement provides for six (6) deputies at the 70% funding level for the period commencing October 1, 2026, through September 30, 2027, in the annual amount of $568,680.00. Ms. Miller reviewed the terms of the agreement and responded to questions from the Board.

Following review and discussion, Director Bertrand moved to: (1) accept the HCSO Activity Report for the month of June 2026, as presented; and (2) approve the Interlocal Agreement for Law Enforcement Services with the HCSO for the period of October 1, 2026, through September 30, 2027, providing for six (6) deputies at the 70% funding level in the annual amount of $568,680.00, to authorize execution of the agreement, as presented, and direct that it be filed appropriately and retained in the District's official records. Director Eaglin seconded the motion, which passed unanimously.

PARK MAINTENANCE MATTERS

Mr. Amaya presented and reviewed a landscape maintenance report from Custom Scapes, a copy of which is attached. He reviewed the monthly maintenance invoices totaling $28,871.22, including maintenance and mowing services throughout the District, maintenance at Little Villa Wetland Park ("LVWP"), Magnolia Park, Terra Del Sol, the Alief-Clodine right-of-way, Bellaire Boulevard and Alief-Clodine, Greenbelt improvements, and Petrosky Elementary. Mr. Amaya also reviewed proposals for painting the Bertrand Bridge in the amount of $9,150.00, and repairing the drinking fountain along the Mission Bend Greenbelt Trail in the amount of $580.00, and responded to questions from the Board regarding the proposed work.

Mr. Amaya updated the Board regarding repairs to the drinking fountain along the Mission Bend Greenbelt Trail and reported that the repairs had been completed. Discussion ensued regarding the water pressure at the upper fountain, and the Board requested that the contractor evaluate the water pressure during the next scheduled maintenance visit.

Mr. Amaya then reviewed and recommended approval of the following estimates: (i) Estimate No. 2026 in the amount of $14,120.00, for drainage and detention pond improvements at LVWP; (ii) Estimate No. 2027 in the amount of $9,729.00, for repairs and improvements to concrete panels and settled areas throughout Magnolia Park; (iii) Estimate No. 2050 in the amount of $2,874.00, for irrigation repairs at the Mission Bend Trail, Bellaire Boulevard, Altamira Entry, Magnolia Park, Tres Lagunas Entry by Fiesta, and LVWP; and (iv) Estimate No. 2054 in the amount of $24,680.00, for the installation of Asian Jasmine plants at Magnolia Park.

Following review and discussion, Director Weppler moved to: (1) approve the landscape maintenance report; (2) authorize payment of the monthly maintenance invoices totaling $28,871.22; (3) approve the proposal for painting the Bertrand Bridge in the amount of $9,150.00; (4) approve Estimates Nos. 2026, 2027, 2050, and 2054, as presented; and (5) approve the proposal for repair of the drinking fountain along the Mission Bend Greenbelt Trail in the amount of $580.00, as presented. Director Eaglin seconded the motion, which passed unanimously.

LIGHTING MAINTENANCE AND REPAIR

Mr. Gomez presented and reviewed a routine lighting and maintenance report for items at LVWP, Magnolia Park, and in Altamira, a copy of which is attached. Mr. Gomez then reviewed proposals from J3 for electrical improvements throughout the District, including the installation of new breaker boxes with camera equipment, LED fixtures, and related wiring, as needed, at one location in Magnolia Park and two locations at LVWP. He explained that the improvements would address the electrical infrastructure at those facilities.

Mr. Gomez reviewed a proposal for electrical improvements to the Bellaire Boulevard median, including installation of a hardwired electrical connection to replace the existing solar lighting equipment. He noted the project would include removal and storage of the existing poles for potential future use, as well as concrete removal and restoration of disturbed landscaping. It was noted that Custom Scapes would complete the necessary landscape restoration following completion of the electrical work.

Ms. Moderow updated the Board regarding discussions with Harris County (the "County") and reported that the County had indicated the District could proceed with the project, subject to completion of the required permitting process. She explained the work would be processed as a minor development permit, which typically has a shorter review timeline, and stated she would prepare and present the project for permitting. Discussion ensued regarding the anticipated permitting timeline.

Following review and discussion, Director Johnson moved to: (1) approve the lighting and maintenance report; (2) approve the proposals from J3 for the electrical improvements discussed, including the lighting and electrical infrastructure improvements at LVWP, Magnolia Park, and the Bellaire Boulevard median; (3) authorize the District's engineer to proceed with the permitting process for the Bellaire Boulevard median project; and (4) designate Director Villagomez to approve project costs associated with the permitting process in an amount not to exceed $25,000.00, if necessary. Director Eaglin seconded the motion, which passed unanimously.

DISTRICT SURVEILLANCE CAMERA MATTERS

Mr. Vazquez presented and reviewed a surveillance camera report for Magnolia Park and LVWP, a copy of which is attached. He reported that surveillance activities during the reporting period primarily involved monitoring after-hours trespassing and unauthorized use of motorized vehicles within the parks. Mr. Vazquez stated that multiple incidents involving dirt bikes, motorcycles, and all-terrain vehicles traveling on pedestrian trails and landscaped areas at Magnolia Park were observed and documented during the reporting period. He further reported that the surveillance system at LVWP experienced a critical hardware failure due to the failure of the network video recorder ("NVR") unit and reviewed a proposal from Vazquez Electronics in the amount of $4,800.00, for replacement of the failed Jetson AGX Orin NVR, including professional labor, to restore full surveillance capabilities.

Mr. Vazquez also presented and reviewed a proposal from AT&T for upgraded internet service for the District's surveillance camera system. He responded to questions from the Board regarding the surveillance activities, the condition of the camera systems, and the proposed equipment and service upgrades. He also presented and reviewed a proposal from AT&T for upgraded dedicated fiber internet service for the District's surveillance camera system at a monthly cost of $1,207.33, under a 36-month agreement. Discussion ensued.

Following review and discussion, Director Bertrand moved to: (1) approve the surveillance camera report; (2) approve the proposal from Vazquez Electronics in the amount of $4,800.00, for replacement of the network video recorder at LVWP; and (3) approve the proposal from AT&T for dedicated fiber internet service for the District's surveillance camera system at a monthly cost of $1,207.33, under a 36-month agreement, as presented. Director Weppler seconded the motion, which passed unanimously.

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. Following review and discussion, Director Bertrand moved to approve the bookkeeping report, the checks presented for payment, and the investment report, as presented. Director Eaglin seconded the motion, which passed unanimously.

ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") SUMMER CONFERENCE, APPROVE REIMBURSEMENT OF ELIGIBLE EXPENSES, AND AUTHORIZE ATTENDANCE AT WINTER CONFERENCE

The Board discussed the AWBD summer conference and eligible expenses. The Board considered authorizing attendance for any interested Directors at the AWBD winter conference in Austin, Texas from January 22-23, 2027. Following review and discussion, Director Bertrand moved to authorize eligible per diems and reimbursements to the Directors who attended the summer conference and to authorize Board members to attend the winter AWBD conference. Director Johnson seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Loaiza presented and reviewed the monthly tax report, a copy of which is attached. She reported that 97.23% of the District's 2025 tax levy has been collected as of June 30, 2026, and reviewed the District's tax collections, delinquencies, and cash balance. Ms. Loaiza responded to questions from the Board regarding the tax account activity and the bills presented for payment. Following review and discussion, Director Bertrand moved to: (1) approve the tax assessor/collector's report; and (2) authorize payment of the tax bills presented, as recommended. Director Johnson seconded the motion, which passed unanimously.

AUTHORIZE DELINQUENT TAX ATTORNEY TO PROCEED WITH COLLECTION OF DELINQUENT TAXES

The Board considered authorizing the District's delinquent tax attorney, Perdue, Brandon, Fielder, Collins & Mott, LLP ("Perdue Brandon"), to proceed with the collection of delinquent taxes owed to the District as of July 1, 2026. Following review and discussion, Director Bertrand moved to authorize Perdue Brandon to proceed with the collection of delinquent taxes outstanding as of July 1, 2026. Director Weppler seconded the motion, which passed unanimously.

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 92.24% during 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.

The Board discussed possible water leaks near Bellaire Boulevard near Highway 6 and near the loading dock at commercial businesses. Mr. Smith stated that Si will investigate the reported water leaks.

Following review and discussion, and based upon the operator's recommendation, Director Bertrand moved to approve the operations report, as presented. Director Eaglin seconded the motion, which passed unanimously.

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. Following review and discussion, and based upon the operator's recommendation, Director Bertrand moved to 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 passed unanimously.

INTERLOCAL AGREEMENT WITH HARRIS-GALVESTON SUBSIDENCE DISTRICT FOR WATER CONSERVATION SCHOOL PROGRAM

The Board considered approving an Interlocal Agreement with the Harris-Galveston Subsidence District for 100 sponsorships for the Water Conservation School Program at Petrosky Elementary School for the 2026-2027 school year in the amount of $40.00, per sponsorship. Following review and discussion, Director Bertrand moved to approve the Interlocal Agreement for the Water Conservation School Program for 100 sponsorships in the amount of $40.00, per sponsorship, and direct that it be filed appropriately and retained in the District's official records. Director Johnson seconded the motion, which passed unanimously.

CHELFORD CITY REGIONAL WASTEWATER TREATMENT PLANT MATTERS

Ms. Miller reported that two commercial businesses within the District's service area, Chick-fil-A and McDonald's, received wastewater monitoring excursion notices under the Chelford City Municipal Utility District Regional Wastewater Treatment Plant Collection System Wet Limit Monitoring Program. She reviewed draft notice letters prepared for each business regarding the reported excursions and recommended that the letters be distributed following the meeting. The Board then reviewed the proposed Chelford City Municipal Utility District Regional Wastewater Treatment Plant budget for fiscal year end September 30, 2027.

Following review and discussion, Director Bertrand moved to (1) approve the Chelford City Municipal Utility District budget for fiscal year end September 30, 2027, as presented, and direct that it be filed appropriately and retained in the District's official records; and (2) authorize distribution of the notice letters to Chick-fil-A and McDonald's regarding the reported wastewater monitoring excursions, as discussed. Director Weppler seconded the motion, which passed unanimously.

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 along the medians in the District and the potential use of additional solar panels as an alternative means of supplying power for the holiday lighting. Discussion ensued regarding power outlet extensions and the Board considered authorizing B&W to prepare a work order for coordination and permitting for the project. Following review and discussion, the Board concurred unanimously to designate the Director Eaglin to approve a work order for holiday lighting project costs from B&W associated with the coordination and permitting process in an amount not to exceed $10,000.00, if necessary.

ENGINEERING MATTERS

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

She updated the Board on the Sanitary Sewer Rehabilitation Phase I project and reported that design is underway. She reviewed the anticipated project schedule and noted that bidding is anticipated in July 2026, project award is anticipated in August 2026, and contract execution is anticipated in September 2026.

Ms. Moderow updated the Board regarding the Water Plant No. 1 hydropneumatic tank replacement project. She reported that there is no update at this time and that the hydropneumatic tank submittal has been reviewed and approved. She stated that the District continues to await confirmation of the equipment delivery schedule from the contractor, W.W. Payton Corporation.

Ms. Moderow next reviewed requests for service and utility commitment letter matters. She reported that there was no update regarding the proposed restaurant redevelopment at 14250 Bellaire Boulevard and that the District's review comments have previously been provided to the developer. She further reported that there was no update regarding the proposed restaurant redevelopment at 14443 Bellaire Boulevard, as the engineer continues to await receipt of the required plans and deposit before commencing plan review. Ms. Moderow then reported that the engineer received a request for utility service for a proposed multifamily development consisting of approximately 300 units located at the southwest corner of Bellaire Boulevard and Howell Sugar Land Road. She stated that, due to the size of the proposed development, the engineer recommends that the developer fund a feasibility study to evaluate the District's ability to provide adequate water and sewer service. Discussion ensued, and the Board requested that the engineer obtain additional preliminary information regarding the proposed development.

The Board tabled the discussion on the Risk and Resilience Assessment and filing of certification of same with the Environmental Protection Agency.

Ms. Moderow then updated the Board regarding the Mission Bend Greenbelt Trail Improvements project. She reviewed comments received from CenterPoint Energy concerning utility easement conflicts along the West Side Trail Expansion and discussed potential alignment alternatives requiring an easement from Alief Independent School District ("AISD").

Ms. Moderow also updated the Board regarding Phase II Improvements at LVWP and noted that the park had received recognition from a sustainability committee.

Ms. Moderow next reviewed matters relating to the West Harris County Regional Water Authority surface water conversion project. She reported that the District continues to be scheduled to receive surface water under Contract No. 28 during the fourth quarter of 2027 and that no changes to the delivery schedule have been reported. She further reported that the Water Plants Nos. 1 and 2 Chloramine Conversion Project remain in the submittal phase.

Ms. Moderow reported that the one-year warranty inspection for the Water Plants Nos. 1 and 2 Improvements project has been completed, all deficiencies identified during the inspection have been corrected, and B&W has issued an acceptance certificate terminating the contractor's remaining warranty obligations under the contract.

Following review and discussion, and based on the engineer's recommendation, Director Bertrand moved to: (1) approve the easement with AISD for the West Side Trail

Expansion alignment; (2) accept the engineer's recommendation regarding completion of the one-year warranty for the Water Plants Nos. 1 and 2 Improvements project and acknowledge termination of the contractor's remaining warranty obligations; and (3) approve the engineer's report, as presented. Director Weppler seconded the motion, which passed unanimously.

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. Ms. Cita updated the Board regarding Magnolia Park Phase III Improvements, reporting that the design documents remain on hold. She further reported that TBG coordinated with Custom Scapes, Inc. regarding repair of the drinking fountain at Magnolia Park.

Ms. Cita updated the Board regarding the Mission Bend Greenbelt Trail Improvements Project, including the West Side Trail Expansion Project. She reported that construction documents had been released for bidding and reviewed the single bid received for the project in the amount of $762,574.00. Discussion ensued regarding the project budget, the Harris County Precinct No. 4 cost-sharing partnership, and the scope of the proposed improvements. The Board directed TBG to readvertise the project for additional bids and to continue coordinating with the County and the District's engineer regarding the project.

Ms. Cita next updated the Board regarding LVWP Phase II Improvements. She reported that the landscape and civil construction documents remain on hold while the Board considers the addition of a restroom building to the project. Ms. Cita reviewed the updated budget study and potential project phasing options to accommodate construction of the restroom while maintaining the project within the available budget.

Ms. Cita reported that construction of the Phase II fencing project is approximately fifty percent (50%) complete and presented Application for Payment No. 2 from Fencecrete America, LLC in the amount of $19,332.00. Ms. Cita further reported that a site review with the lake maintenance contractor will be scheduled to evaluate algae treatment and the condition of the lake aerator.

Ms. Cita next presented an invoice from Katy Pressure Washing Pros in the amount of $375.88, for graffiti removal at the eastside greenbelt near Magnolia Park and reviewed the completed work with the Board.

Ms. Cita updated the Board regarding the Harris County Precinct No. 4 Places 4 People Partnership Grant, reporting that TBG continues coordinating with the County regarding review of the West Greenbelt Improvements plans.

Following review and discussion, Director Bertrand moved to: (1) approve Application for Payment No. 2 to Fencecrete America, LLC in the amount of $19,332.00, for the LVWP Phase II fencing project; (2) approve the invoice from Katy Pressure Washing Pros in the amount of $375.88, for graffiti removal; (3) authorize TBG to readvertise the West Side Trail Expansion Project for bids and continue proceeding with the West Side Trail Expansion Project and LVWP Phase II Improvements in accordance with the Board's direction, as appropriate; and (4) approve the landscape architect's report, as presented. Director Eaglin seconded the motion, which passed unanimously.

DISCUSS ALTAMIRA BEAUTIFICATION PROJECTS

There was no discussion on this agenda item.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY MATTERS

There was no discussion on this item.

DISTRICT TECHNOLOGY MATTERS

Ms. Wheeler presented and reviewed a report regarding District communications matters, a copy of which is attached. She discussed the District's logo not being legible on the website. The Board requested that Triton prepare additional logo options for review and consideration at the next regular Board meeting. Following review and discussion, Director Bertrand moved to approve the communications report, as presented. Director Weppler seconded the motion, which passed unanimously.

MEETING SCHEDULE AND PLANNING MATTERS

The Board discussed the next regular Board meeting to be held on August 18, 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.

Marlene Weppler

Secretary, Board of Directors

(SEAL)

LIST OF ATTACHMENTS TO MINUTES