WOOD TRACE MUNICIPAL UTILITY DISTRICT NO. 1,
OF MONTGOMERY COUNTY, TEXAS

Minutes of Meeting of Board of Directors
September 9, 2026

The Board of Directors of Wood Trace Municipal Utility District No. 1, of Montgomery County, Texas met in accordance with the duly posted notice of meeting, and the roll was called of the duly constituted members of the Board of Directors, to-wit:

David Berenger, President
Dexter Braband, Vice President
David Ricke, Secretary
Greg Thomas, Assistant Secretary
Michael Zanella, Assistant Secretary

all of whom were present with the exception of Director Braband, thus constituting a quorum.

Also present were Robin Goin of Bob Leared Interests ("Leared"); Gregg Haan, Mark Swanson, and Cole Caraway of LJA Engineering, Inc. ("LJA"); Dulcé Molina of Municipal Accounts & Consulting, L.P. ("MA&C"); Justin Morgan and Nancy Rodriguez of Water District Management Company, Inc. ("WDM"); Austin Ficken of Masterson Advisors LLC ("Masterson"), who entered later in the meeting as noted herein; Justin Waggoner of Storm Water Solutions, LP ("SWS"); Ryan Haynes of Environmental Allies ("EA"); Blake Robinson, resident of the District; and Heather Kelly and Kris Eddlemon of Schwartz, Page & Harding, L.L.P. ("SPH").

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

PUBLIC COMMENTS

The Board began by opening the meeting for public comments. Mr. Robinson addressed the Board regarding traffic and parking concerns, to which the Board responded.

APPROVAL OF MINUTES

As the next order of business, the Board considered approval of the minutes of the Board of Directors meeting held on August 12, 2026. After discussion, Director Ricke moved that the minutes be approved, as written. Director Zanella seconded said motion, which unanimously carried.

BOOKKEEPING REPORT

Ms. Molina next reviewed the Bookkeeping Report dated September 9, 2026, a copy of which is attached as **Exhibit A**, including the disbursements presented for payment from the District's various accounts. After discussion on the matter, it was moved by Director Berenger

that the Bookkeeping Report be approved and that the disbursements identified therein be approved for payment. Director Zanella seconded said motion, which carried unanimously.

Mr. Ficken entered the meeting at this time.

TAX ASSESSOR-COLLECTOR REPORT

Ms. Goin next presented to and reviewed with the Board the Tax Assessor-Collector Report for the month of August 2026, a copy of which is attached hereto as **Exhibit B**. After discussion, Director Ricke moved that said Report be approved and that the disbursements identified in the Report be approved for payment from the District's tax account. Director Berenger seconded said motion, which carried unanimously.

DELINQUENT TAX REPORT

Ms. Kelly next presented the District's delinquent tax report dated September 8, 2026, from Perdue, Brandon, Fielder, Collins & Mott, L.L.P., a copy of which is attached as **Exhibit C**. She noted that no action was required on the matter at this time.

FINANCIAL ADVISOR'S RECOMMENDATION CONCERNING THE DISTRICT'S PROPOSED 2026 TAX RATE

Mr. Ficken presented Masterson's tax rate recommendation for the District's proposed 2026 debt service tax rate, a copy of which is attached hereto as **Exhibit D**. In connection therewith, he advised that Masterson is recommending a proposed 2026 debt service tax rate of $0.685. The Board then discussed the proposed 2026 maintenance tax rate. Discussion ensued regarding the requirements for notice of the District's intention to adopt a 2026 tax rate. Ms. Kelly advised that, pursuant to Section 49.236 of the Texas Water Code, as amended, the District is required to provide a notice containing certain tax-related information in connection with each meeting at which the adoption of a tax rate will be considered. She further advised that the information to be included in the notice is set forth in the Texas Water Code and includes the proposed tax rate to be adopted. Ms. Kelly advised that the District must provide the notice by either (1) publishing it at least once in a newspaper having general circulation in the District at least seven (7) days before the date of the meeting at which the tax rate will be adopted, or (2) mailing it to each owner of taxable property in the District, at the address shown on the most recently certified tax roll of the District, at least ten (10) days before the date of the meeting. After further discussion on the matter, Director Ricke moved that the Board accept Masterson's recommendation of a proposed 2026 debt service tax rate of $0.685, that a proposed maintenance tax rate of $0.315 be adopted, and that the District's tax assessor-collector be authorized to publish notice of the District's intention to adopt a total 2026 tax rate of $1.00 at its next meeting in the form and at the time required by law. Director Berenger seconded said motion which unanimously carried.

ENGINEERING REPORT

The Board next considered the engineer's report. Mr. Caraway presented and reviewed with the Board a written Engineering Report dated August 12, 2026, a copy of which is attached hereto

as **Exhibit E**. He discussed water running between homes located along Chirping Sparrow Court. Following discussion, Director Zanella moved that EA be authorized to prepare and provide a proposal to clear the area and construct a drainage swale to improve the District's overall drainage. Director Bergener seconded the motion, which unanimously carried.

STORMWATER MANAGEMENT PROGRAM

The Board then considered the status of the District's Stormwater Management Program ("SWMP"), including any training necessary under the SWMP and comments from the public. In that regard, Mr. Waggoner presented and reviewed with the Board a Memorandum related to the Stormwater Speaker Series and draft chapters of the District's Stormwater Guidance Manual, copies of which are attached hereto as **Exhibit F**. He discussed with the Board the provisions of Chapters 1 and 2 pertaining to (i) public education, outreach, and involvement and, (ii) illicit discharge detection and elimination. After discussion, Director Thomas moved that the Board approve the Stormwater Guidance Manual Chapters, pursuant to the Stormwater Speaker Series. Director Ricke seconded the motion, which carried unanimously.

REPORT FROM ENVIRONMENTAL ALLIES

Mr. Haynes next presented and reviewed a report provided by EA for the month of August with regard to mowing and maintenance of District drainage and detention areas, a copy of which Report is attached hereto as **Exhibit G**. He then presented a proposal, a copy of which is attached to the report, for maintenance of the drainage swale located along Woodtrace Boulevard. Following discussion, the Board concurred to defer taking action until the next meeting.

OPERATION AND MAINTENANCE REPORT

Ms. Rodriguez presented and reviewed the Operation and Maintenance Report for the month of July 2026, a copy of which is attached hereto as **Exhibit H**. She advised that the District is still in Stage One of its Drought Contingency Plan.

Ms. Rodriguez advised that there is one (1) delinquent account totaling $96.93, which WDM has been unable to collect. She advised that WDM recommends the account be forwarded to Collections Unlimited for further collection efforts. Following discussion, Director Berenger moved that (i) WDM be authorized to terminate service to delinquent accounts in accordance with the District's Rate Order, and (ii) the account discussed be forwarded to Collections Unlimited for further handling. Director Zanella seconded said motion, which unanimously carried.

Ms. Rodriguez next presented a proposal in the amount of $2,920 to remove a damaged tree that was struck by lightning located at 519 Blossom Cove Court. Following discussion, Director Berenger moved that the Board approve the proposal and authorize removal of the damaged tree. Director Zanella seconded the motion, which unanimously carried.

Ms. Rodriguez next advised that the resident located at 521 Camden Cove Lane advised that tree limbs located on District property have grown over their fence and are contacting their roof. Following discussion, Director Berenger moved that the Board authorize trimming of the

trees, subject to the cost of same not exceeding $3,500. Director Zanella seconded the motion, which unanimously carried.

HOMEOWNER ASSOCIATION MATTERS

The Board next considered homeowner association matters. No action was taken by the Board at this time.

UTILITY COMMITMENTS

Ms. Kelly reported that the District has not received any requests for utility commitments.

ATTORNEY'S REPORT

Ms. Kelly advised that she had nothing further of a legal nature to report other than those items which were previously addressed in the meeting.

FUTURE AGENDA ITEMS

The Board next considered matters for possible placement on future agendas. There were no other future agenda items to be discussed other than matters previously noted during the meeting.

ADJOURNMENT

There being no further business to come before the Board, it was moved by Director Ricke, seconded by Director Berenger and unanimously carried, that the meeting be adjourned.

Secretary, Board of Directors

WOODTRACE MUNICIPAL UTILITY DISTRICT NO. 1 OF MONTGOMERY COUNTY, TEXAS

LIST OF ATTACHMENTS

Exhibit A	Bookkeeper's Report
Exhibit B	Tax Assessor/Collector's Report
Exhibit C	Delinquent Tax Report
Exhibit D	2026 Tax Rate Recommendation
Exhibit E	Engineering Report
Exhibit F	Memorandum related to the Stormwater Speaker Series and Draft Chapters of the District's Stormwater Guidance Manual
Exhibit G	Report – Environmental Allies
Exhibit H	Operations and Maintenance Report