NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9
Minutes of Meeting of Board of Directors
September 15, 2026

The Board of Directors ("Board") of Northwest Harris County Municipal Utility District No. 9 ("District") met at 12779 Jones Road, Houston, Harris County, Texas in accordance with the duly posted notice of the meeting, with a quorum of directors present as follows:

Coy L. Baskin, Sr., President
Donald L. Sheriff, Vice President & Treasurer
Frank Ferraro, Secretary

and the following absent:

James Michael O'Hair, Assistant Secretary

Also present were Mr. John Burson; Ms. Amanda Buckson of Buckson Landscape Architects; Mr. Bob Ideus of Municipal Business Services, Inc.; Mr. John F. Howell, Jr. of The GMS Group, L.L.C.; Ms. Michelle Guerrero of Bob Leared Interests; Mr. Ronald Koehn of Koehn & Associates; Mr. Mark Ivy of M. Marlon Ivy & Associates; Ms. Jordan D. Barley of Smith, Murdaugh, Little & Bonham, L.L.P.

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

1. The Board considered the minutes of the meetings held on each of August 18, 2026 and September 1, 2026 and upon motion duly made, seconded and unanimously carried, the Board approved the minutes as amended.

2. The Board then considered the appointment of a director to fill the vacant position on the Board and to serve the remainder of the term expiring in May 2030. Mr. John Burson was present and confirmed his desire to be appointed to the vacant position. Upon motion duly made and seconded, the Board voted unanimously to appoint John Burson. Mr. Burson then reviewed his qualifications with the Board. There was then presented the attached Order Appointing Director, providing for the appointment of Mr. Burson to fill the vacancy on the Board.

3. The Board then recognized Mr. Bob Ideus who presented the bookkeeper's report. The Board reviewed the report in detail as well as the checks presented for signature. After discussion, upon unanimous vote, the Board approved the bookkeeper's report, and the checks listed thereon.

4. The Board then considered the attached Resolution Adopting Operating Budget for the Fiscal Year Ending September 30, 2027. Upon motion duly made, seconded, and unanimously carried, the budget was approved by the Board.

5. The Board then reviewed a proposal from Forvis Mazars, LLP to perform the District's audit for the fiscal year ending September 30, 2026. After discussion, upon unanimous vote, the Board approved the proposal.

6. The Board then recognized Ms. Michelle Guerrero who presented the tax assessor/collector's report reflecting the District's 2025 taxes to be 98.8% collected. Ms. Guerrero noted all accounts on payment plans are current. She also noted the Legacy at Cypress apartment complex is still pending its tax-exempt status review with the appraisal district. After discussion, upon unanimous vote, the Board approved the tax assessor/collector's report as presented.

7. Mr. John Howell advised the Board regarding the recommended proposed tax rate of $0.31 per $100 in assessed value. Upon motion duly made, seconded, and unanimously carried, the Board approved the resolution (1) Finding District to be Low Tax Rate, Developed, Developing or Developed District in a Declared Disaster Area, (2) Calling Public Hearing on 2026 Tax Rate, and (3) Authorizing Tax Assessor-Collector to Prepare and Publish Notice of the Public Hearing.

8. The Board then recognized Mr. Ronald Koehn who presented the engineer's report. The Board reviewed the report in detail. Mr. Koehn noted the operator is in the process of fire hydrant relocations as required by Harris County for the Cypress N. Houston Improvements project. As for the Jones Road Boutique Apartments, Mr. Koehn stated construction at the complex has resumed and the contractors are working on the fire lines with feedback from the District engineer. With respect to the sanitary sewer rehabilitation project, the operator has completed their repairs and the contractor is approximately 25% complete with the project. Mr. Koehn stated he has reviewed plans and provided comments for a proposed bank development at 12234 Jones Road; he also stated he received the plan review fee via check, which he provided to the bookkeeper. Lastly, Mr. Koehn apprised the Board the existing Storm Water Pollution Prevention Plan (SWPPP) permit expires November 12, 2026. He presented a proposal from Storm Water Solutions for the renewal of the SWPPP program for the 2026-2031 permit term and recommended the Board approve the same. After discussion, upon unanimous vote, the Board approved the engineer's report and the action items therein.

9. The Board then reviewed the Detention Pond Maintenance Report, including work performed during the prior month. Upon motion duly made, seconded, and unanimously carried, the Board approved the report as presented.

10. Ms. Barley apprised the Board the rate challenge filed with the Public Utility Commission was officially dismissed.

11. The Board recognized Ms. Amanda Buckson of Buckson Landscape Architects, who gave an overview of her services for districts throughout the area. Ms. Buckson stated she assists districts with grant applications and park planning services. The Board thanked Ms. Buckson for her information.

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

Secretary

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9

NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **12779 Jones Road, Houston, Harris County, Texas.**

The meeting will be held at **5:00 p.m. on Tuesday, September 15, 2026.**

The subject of the meeting will be to receive public comment on, consider and act on the following:

1. Minutes of Board of Directors Meeting(s) of August 18, 2026 and September 1, 2026

2. Order Appointing Director; approve qualifications, statement of appointed officer, oath of office; questionnaire regarding potential conflicts of interest and memorandum regarding completion of Public Information Act/Open Meetings Act training

3. Bookkeeper's Report; Checks and Invoices; Investment of District Funds; Investment Policy; Depository Pledge Agreement(s)

4. Resolution Adopting Operating Budget

5. Engage Auditor

6. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions

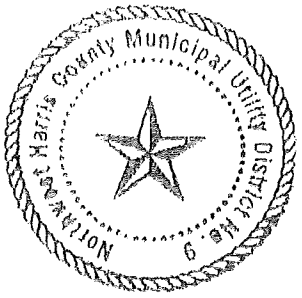
7. Review Truth in Taxation Calculations for District's 2026 Tax Rates; Adopt Resolution (1) Finding District to be Low Tax Rate, Developed, Developing, or Developed District in a Declared Disaster Area, (2) Calling Public Hearing on 2026 Tax Rate and (3) Authorizing Tax Assessor-Collector to Prepare and Publish Notice of the Public Hearing

8. Engineer's Report; Design of Facilities; Advertisement for Bids; Construction Contract(s), Pay Estimate(s) and Change Order(s); Annexation of Land; Permit Matters; Proposal(s); Request for Service; Utility Easements; Development of Land in District

9. Detention Pond Maintenance Report

10. Other Matters: Operations; Repair and Maintenance; Insurance; Rate Order; Contract for Electric Power; Drought Contingency Plan; Critical Load Submission; Application to Texas Commission on Environmental Quality; Continuing Disclosure; Developer's Report

11. Pending Business



J. Davis Bonham, Jr. Attorney for the District

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9

Compliance with Texas Government Code Section 551.043

Pursuant to Texas Government Code § 551.043(c), a physical copy of the proposed budget has been attached to this Notice of Public Meeting.

Taxpayer Impact Statement

Below is a comparison of a property tax bill for a median-valued homestead property in the District for the current fiscal year to an estimate of a property tax bill for the same property for the upcoming fiscal year if the proposed budget is adopted.[1]

Description	Tax Bill ($)
Property tax bill for a median-valued homestead property in District for current fiscal year	$761.21
Estimated property tax bill for the same median-valued homestead property in District for upcoming fiscal year if proposed budget is adopted	$761.21

Taxing units such as the District adopt their tax rates under the authority of Chapter 49, Texas Water Code and are not governed by the no-new-revenue tax rate calculations set forth in Chapter 26, Texas Tax Code. Therefore, this Taxpayer Impact Statement does not provide a comparison of property tax bills for the current fiscal year to a balanced budget funded at the no-new-revenue tax rate as calculated under Chapter 26, Texas Tax Code.

[1] While the legislation uses the term "median-valued," such term does not appear in the sections of Texas Tax Code Chapter 26 that are applicable to taxing units such as the District. Laws applicable to the District require its tax assessor-collector to calculate the tax rate using the "average taxable value" of homestead properties. (*Texas Water Code, Sections 49.23601, 49.23602(d) and 49.23603)* Therefore this notice calculates the property tax bill using such "average taxable value."

NORTHWEST HARRIS COUNTY MUD #9	
OPERATING BUDGET	
FYE 9-30-2027	
REVENUE	
WATER REVENUE	$ 775,000.00
SEWER REVENUE	$ 550,000.00
WATER AUTHORITY	$ 850,000.00
HHA FEE	$ 150,000.00
PENALTY AND INTEREST	$ 20,000.00
MAINTENANCE TAX	$ 1,400,000.00
TAP FEES	$ -
SEWER/GREASE TRAP INSPECTIONS	$ 20,000.00
INTEREST INCOME ON OPERATING FUND	$ 360,000.00
SALES TAX	$ 250,000.00
TOTAL REVENUE	$ 4,375,000.00
EXPENDITURES	
DIRECTORS FEES	$ 36,000.00
OPERATOR FEES	$ 195,000.00
REPAIRS AND MAINTENANCE	$ 900,000.00
OFFICE EXPENSE	$ 52,000.00
LAB	$ 80,000.00
SLUDGE REMOVAL	$ 200,000.00
UTILITIES	$ 180,000.00
LEGAL	$ 150,000.00
LEGAL RECORDS RETENTION3	$ 3,000.00
LEGAL LITIGATION	$ 50,000.00
ENGINEERING	$ 125,000.00
BOOKKEEPING	$ 30,000.00
INSURANCE	$ 35,000.00
PERMITS	$ 20,000.00
AUDIT	$ 28,500.00
CHEMICALS	$ 180,000.00
MOWING	$ 20,000.00
MISCELLANEOUS	$ 20,000.00
GARBAGE	$ 27,500.00
TAP COST	$ -
SEWER/GREASE TRAP	$ 20,000.00
WATER AUTHORITY	$ 930,000.00
FICA	$ 2,800.00
DETENTION POND REPAIRS	$ 135,000.00
SECURITY	$ -
ELECTION	$ -
TOTAL EXPENDITURES	$ 3,419,800.00
EXCESS REV (EXPEND) FROM OPERATIONS	$ 955,200.00
CAPITAL OUTLAY	
L/S GENERATORS	$ (275,000.00)
SEWER REPAIR	$ (350,000.00)
EXCESS REV (EXPENDITURES)	$ 330,200.00