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CY-CHAMP PUBLIC UTILITY DISTRICT
Minutes of Meeting of Board of Directors
October 15, 2026

The Board of Directors of Cy-Champ Public Utility District (the "District") met at 13455 Cutten Road, Suite 1A, Houston, Texas on October 15, 2026, in accordance with the duly posted notice of said meeting, with a quorum of directors present as follows:

Ron Walkoviak, president
Richard M. Spurlock, vice president
Shelley Serres, secretary
Harold W. Greer, assistant secretary
Polly Looper, security coordinator

and being absent:

None

Also present were HCCO Sgt. Stephen Holle, Michelle Guerrero of Bob Leared Interests, Inc., Taylor Loggins of L&S District Services, LLC, Mike Plunkett of Eagle Water Management Company, Justin Colfer and Sam Miskimins of Champions Hydro-Lawn, Inc., Josh Lindner of Storm Water Solutions, Crystal Swink of IDS Engineering Group, Erin Larimore of Clark Condon Associates, Inc., and Mark W. Brooks of Young & Brooks.

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

SECURITY REPORT

Security Coordinator Polly Looper and HCCO Sgt. Stephen Holle reported as to matters regarding security within the District and responded to questions. After the report was concluded, Sgt. Holle excused himself from the meeting.

APPROVAL OF MINUTES

Upon motion duly made, seconded and unanimously carried, the board approved the minutes of the September 17, 2026 meeting as presented.

QUESTIONS/COMMENTS FROM THE PUBLIC

There were no questions or comments from the public.

CONSULTANT/VENDOR CONTRACTS

Erin Larimore of Clark Condon Associates, Inc. presented and after discussion, upon motion duly made, seconded and unanimously carried, the board approved a proposal by CCA to add $25,000 for additional work to their technical services agreement with the District.

PUBLIC HEARING/ADOPT TAX RATE

President Walkoviak announced that one purpose of this board meeting is to conduct a public hearing on the district's proposed tax rate for 2026. The board noted that the district tax assessor has published the required notice for the public hearing and that the public hearing is also noted on the agenda for this board meeting. The board reviewed discussions at the previous meeting leading to the proposed tax rate as reflected in the published notice. Mr. Walkoviak then declared the public hearing open and invited questions and comments from the public. There were no questions or comments from the public. Upon motion duly made, seconded and unanimously carried, the public hearing was closed.

The board then considered the attached Order Establishing Ad Valorem Tax Rate for 2026, which was reviewed by the board, passed, and adopted upon motion duly made, seconded, and unanimously carried.

MONTHLY REPORTS

Ms. Guerrero reported as to the status of District tax collections. She also presented the District's monthly SPA revenue report. The District is 98.889% collected for 2025 taxes, and over 99% collected for all prior years.

Taylor Loggins of L&S District Services, LLC, the District's bookkeeper, presented their monthly report. She also presented to the board a list of bills for the approval of payment, a copy of which is attached hereto.

Justin Colfer of Champions Hydro-Lawn, Inc. (CHL) presented a written report with photographs reflecting the condition of the storm water detention facilities that they maintain for the District at the Cutten Road Business Park Detention Ponds.

Josh Lindner of Storm Water Solutions (SWS) presented a written report with photographs reflecting the condition of the storm water detention facilities that they maintain for the District at the Prose and Cutten Road Detention Ponds.

Mike Plunkett of Eagle Water Management Company (Eagle), the District's operator, presented a written summary report regarding District operations and facilities. Mr. Plunkett reviewed their report with the board and responded to questions.

Mr. Plunkett presented and upon motion duly made, seconded and carried by four votes with Mr. Walkoviak voting against the motion, the board approved a request by a customer in the Cutten Road Business Park for an adjustment to their recent water bill from the District, which was unusually high due to a leak on their side of the meter that has since been repaired. The authorized adjustment is to a flat rate of $1.50 per 1000 gallons but without adjustment to the RWA fee, which is a cost incurred by the District and not subject to adjustment.

Crystal Swink of IDS Engineering Group (IDS), the District's engineers, presented a written summary report regarding the status of pending District projects. She reviewed their report with the board and responded to questions.

Ms. Swink presented and reviewed options for the electrical box replacements at the District's parks. It was the consensus of the board to go with the enclosures with exhaust fans, subject to input from the internal equipment provider.

Ms. Swink presented and after review and discussion, upon motion duly made, seconded and unanimously carried, the board approved a feasibility study for annexation of Mousa Tracts 11 and 12.

Ms. Swink distributed and reviewed copies of the engineer and operator reports from the most recent Kleinwood Joint Powers Board meeting.

Erin Larimore of Clark Condon Associates, Inc. (CCA), the District's landscape architects, reported as to the status of matters pending with respect to the District's park system. Ms. Larimore reviewed their report with the board and responded to questions.

Ms. Larimore presented and recommended board approval of the following pay application(s) and invoices:

- Pay Application No. 10 to HD Outdoor Construction, LLC on their contract for construction of Park C in the aggregate amount of $73,890.90 ($73,890.90 for Park items; $-0- for WSD items)
- An invoice from Illumascape for light cages at Park C in the amount of $1700, subject to their properly securing installation of the cages.

Sam Miskimins of Champions Hydro-Lawn, Inc. (CHL) the District's landscape and park maintenance contractor, presented a written report with photographs reflecting the condition of the landscaping and park facilities that they maintain for the District. Mr. Miskimins reviewed their report with the board and responded to questions.

Upon motion duly made, seconded and unanimously carried, the board approved all consultant reports not already approved by separate motion, and all recommended proposals, pay estimates, pay applications, change orders, landscape maintenance work items, invoices and bills presented.

PENDING BUSINESS

The board discussed approaching local elected officials for ideas regarding redevelopment opportunities for area blighted properties. Director Looper will initiate that effort.

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

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Secretary

Attachments - Order Establishing Ad Valorem Tax Rate
Bookkeeper's Report