

MINUTES
WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 37

September 10, 2026

The Board of Directors (the "Board") of Waller County Municipal Utility District No. 37 (the "District") met in regular session, open to the public, on the 10th day of September, 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

John Smith	President
Joe Fields	Vice President
Brian Welch	Secretary
Leigh Ellis III	Assistant Secretary
David Moriniere	Assistant Vice President

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

Also attending the meeting were David Wood of Cedar Creek Municipal Advisors ("CCMA"); Blair Bozoarth of Quiddity Engineering, LLC ("Quiddity"); Tracey Scott of Myrtle Cruz, Inc.; Rebecca Marcucci and Mia Chapa of Municipal District Services ("MDS"); Patty Rodriguez of Bob Leared Interests; and Greer Pagan and Merry Heyne of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no comments from the public.

APPROVE MINUTES

The Board considered approving the minutes of August 20, 2026, regular meeting. After review and discussion, Director Welch moved to approve the minutes, as presented. Director Smith seconded the motion, which passed unanimously.

SECURITY MATTERS

The Board reviewed the security patrol report provided by On-Site Protection LLC, a copy of which is attached.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Scott presented and reviewed the bookkeeper's report, investment report, and the bills presented for payment from the District's accounts, including check no. 1967 to Waller Central Appraisal District.

After review and discussion, Director Ellis moved to approve the bookkeeper's report and the checks presented for payment, including check no. 1967. Director Moriniere seconded the motion, which passed by unanimous vote. A copy of the bookkeeper's report is attached.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Rodriguez presented and reviewed the tax assessor/collector's report, a copy of which is attached.

Following review and discussion, Director Smith moved to approve the tax assessor/collector's report. Director Fields seconded the motion, which was approved by unanimous vote.

DISCUSS 2026 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

The Board considered the District's 2026 tax rate. Mr. Wood presented a tax rate analysis of the recommended District tax rate, a copy of which is attached. Discussion ensued and the Board determined to publish notice of the 2026 tax rate at \$1.50 per \$100 of assessed valuation, with \$0.44 allocated to utility debt service, \$0.33 allocated to maintenance and operations, \$0.225 allocated to road debt service, and a contract tax rate of \$0.505 per \$100 of assessed valuation. The Board then discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Smith moved to (1) set a public hearing date to adopt the tax rate on October 8, 2026; and (2) authorize the tax assessor/collector to publish notice of the tax hearing on October 8, 2026, and to set the proposed 2026 total tax rate of \$1.50 per \$100 of assessed valuation. Director Fields seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES; HEARING ON TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS AND AUTHORIZE TERMINATION OF SERVICE

Ms. Marcucci presented and reviewed the operator's report, a copy of which is attached.

Ms. Marcucci then presented 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 of Directors to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment.

Ms. Marcucci requested authorization to write off 1 uncollectable account totaling \$64.05 and send it to a collection agency.

After review and discussion, Director Smith moved to (1) approve the operator's report; (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; and (3) authorize MDS to write off 1 uncollectable account totaling \$64.05 and send it to a collection agency. Director Fields seconded the motion, which passed by unanimous vote.

ENGINEERING MATTERS; DEEDS, EASEMENTS, ENCROACHMENT AGREEMENTS, WAIVERS OF SPECIAL APPRAISAL, AND PLAT MATTERS

Mr. Bozoarth updated the Board on engineering matters in the District, as reflected in Quiddity's report, a copy of which is attached.

Mr. Bozoarth updated the Board on Pedestrian Crossings. He recommended approval of Change Order No. 1 to the contract with Infrastructure Construction Services ("ICS") to decrease the contract in the amount of -\$22,819.00. The Board determined that Change Order No. 1 is beneficial to the District.

Mr. Bozoarth updated the Board on Del Sol Ridge Landscaping. He recommended approval of Pay Estimate No. 1 and Final in the amount of \$33,075.00, payable to Earth First, and acceptance of the project.

Following review and discussion, Director Smith moved to (1) approve the engineer's report; (2) approve the Change Order, as presented, based upon the Board's finding that the Change Order is beneficial to the District and the District engineer's recommendation; and (3) approve the Pay Estimate, as presented, and accept the completed project. Director Fields seconded the motion, which passed unanimously.

PARK AND RECREATIONAL FACILITIES MATTERS

There was no discussion on this agenda item.

REPORT ON DEVELOPMENT

There was no discussion on this agenda item.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.

(SEAL)



Ass't Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Security patrol report.....	1
Bookkeeper's report	2
Tax assessor/collector's report.....	2
Tax rate analysis	2
Operator's report	2
Engineer's report	3