MINUTES
CHELFORD ONE MUNICIPAL UTILITY DISTRICT
OF HARRIS COUNTY, TEXAS

September 21, 2026

The Board of Directors (the "Board") of Chelford One Municipal Utility District of Harris County, Texas (the "District") met in regular session, open to the public, on the 21st day of September 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas 77027, outside the boundaries of the District, and the roll was called of the members of the Board:

Michael A. Martin	President
Connie Fowler	Vice President
Dr. Winetta Billings	Secretary
Lynne Alwine	Assistant Secretary
Jon Lee	Assistant Vice President

and all of the above were present, except Directors Martin and Lee, thus constituting a quorum.

Also present at the meeting were Anthea Moran and Stephen Johnson of Masterson Advisors, LLC; Brenda McLaughlin of Bob Leared Interests, Inc.; Calous Smith of Si Environmental, LLC ("Si"); Andrew Dunn and Alfred Segundo of On-Site Protection, LLC; Taylor Reed of Vogler & Spencer Engineering Inc. ("VSE"); Kyle Cortez of Municipal Accounts & Consulting, L.P.; and Audrey Briscoe and Jakayla Canaday of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

The Board offered any members of the public attending the meeting the opportunity to make a public comment.

APPROVE MINUTES

The Board considered approving the minutes of the May 5, 2026, May 11, 2026, June 2, 2026, June 8, 2026, July 7, 2026, July 13, 2026, August 4, 2026, August 10, 2026, and September 1, 2026, special meetings, and the August 17, 2026, regular meeting.

Director Billings addressed the Board regarding the need for minor language adjustments in the meeting minutes. Discussion ensued. Following review and discussion, Director Billings moved to approve the minutes of the May 5, 2026, May 11, 2026, June 2, 2026, June 8, 2026, July 7, 2026, July 13, 2026, August 4, 2026, August 10, 2026, and September 1, 2026, special meetings as presented, and the August 17, 2026,

regular meeting as amended. Director Alwine seconded the motion, which carried by unanimous vote.

DISTRICT SECURITY MATTERS

Mr. Segundo reviewed the District's monthly security report, a copy of which is attached.

Mr. Segundo provided updates on district activities, including warnings, ticketing, crime mapping, and enforcement concerning parked commercial vehicles.

The Board discussed unauthorized parking near the water plant. Ms. Briscoe stated that proposed parking restrictions and related signage would be presented at the next meeting for Board consideration. Mr. Dunn discussed preparing a proposal for additional cameras connected to the District's existing camera system.

Mr. Segundo continued to report on incidents that occurred during the month, including property damage, violations, abandoned vehicle matters, and medical emergencies.

Mr. Dunn discussed trash accumulation and the frequency of restroom cleaning at the water plant. He noted an increased use of the facility and stated that an additional trash container was provided. The Board discussed increasing service to twice a month, with further adjustments as needed. Discussion ensued.

Director Billings discussed vehicles and trailers obstructing traffic and offered to provide photographs and locations. Mr. Dunn stated that the information would be forwarded for investigation and enforcement.

Mr. Dunn responded to Board Members' questions, comments, and requests regarding security matters.

AUTHORIZE AUDITOR TO CONDUCT AUDIT FOR FISCAL YEAR END SEPTEMBER 30, 2026.

The Board considered authorizing McCall Gibson Swedlund Barfoot Ellis PLLC ("MGSBE") to prepare the District's audit for the fiscal year ending September 30, 2026. After discussion, Director Alwine moved to authorize MGSBE to prepare the District's audit for the fiscal year ending September 30, 2026. Director Billings seconded the motion, which carried by unanimous vote.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. McLaughlin reviewed the District's monthly tax assessor/collector's report, including the checks presented for payment and a list of delinquent taxpayers. A copy of the tax assessor/collector's report is attached. She reported that as of August 31, 2026, 97.8% of the District's 2025 taxes were collected.

Following review and discussion, Director Alwine moved to approve the tax assessor/collector's report and authorize payment of checks drawn from the District's tax account. Director Billings seconded the motion, which was carried 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. Ms. Moran distributed and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2026 debt service tax rate of $0.292 per $100 of assessed valuation, based on the District's initial 2026 certified value of $303,080,105. A copy of the debt service tax rate analysis is attached. The Board then discussed the District's operation and maintenance tax rate. Ms. Moran discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Alwine moved to: (1) set the public hearing date for October 19, 2026; and (2) authorize the tax assessor/collector to publish notice in the *Houston Business Journal* of the District's meeting on October 19, 2026, to set the proposed 2026 total tax rate of $0.477 per $100 of assessed valuation, with $0.292 allocated for debt service and $0.185 allocated for operations and maintenance. Director Billings seconded the motion, which passed unanimously.

OPERATIONS REPORT

Mr. Smith presented the District's monthly operations report, including operation charges and copies of the connection report, daily production report, accountability report, customer billing report, and discharge monitoring report for the sewer plant. A copy of the operations report is attached. He reported that the water accountability for the month was 91.28%.

Mr. Smith reported on the current connections in the District, water production and distribution repairs, tap line repairs, sanitary sewer maintenance, storm sewer repairs, and water plant repairs and maintenance during the previous month.

Mr. Smith reported an E. coli permit excursion at the regional wastewater treatment plant in July during an aeration system malfunction. He explained that the sample was collected while repairs were underway and that the problem was corrected. Discussion ensued.

Mr. Smith addressed increasing the restroom cleaning at the water plant and reported that an amended cleaning contract will be provided for the Board's consideration at next month's meeting.

Director Billings discussed abandoned utility boxes and accumulated trash on District property. The Board discussed continuing to coordinate with the utility companies and Harris County Precinct 4 to resolve these issues. Mr. Smith stated that he would request removal of the accumulated trash.

Following review and discussion, and based upon the operator's recommendation, Director Alwine moved to approve the operations report. Director Billings seconded the motion, which was carried by unanimous vote.

HEARING ON TERMINATION OF UTILITY SERVICE

The Board conducted a hearing on the termination of utility service. Mr. Smith informed the Board that the customers included 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 this meeting of the opportunity to appear before the Board to explain, contest, or correct their utility service bill and to show a reason for non-payment. After review and discussion, Director Alwine moved to terminate utility service to all customers included on the termination list in accordance with the District's Rate Order if their utility bills are not paid because said customers were neither present at the meeting nor had presented any written statement on the matter and directed that the delinquent customer list be filed appropriately and retained in the District's official records. Director Billings seconded the motion, which carried by unanimous vote.

ENGINEER'S REPORT

Mr. Reed presented and reviewed the engineer's report, a copy of which is attached.

Mr. Reed updated the Board regarding the Water Plant Chloramine Conversion projects. He reported that the contracts were pending return from the contractor and were expected to be available for signature at the October meeting.

Mr. Reed updated the Board regarding the Mission Bend Section 1 Water Line Rehabilitation. He presented and recommended approval of Pay Application No. 9 in the amount of $169,293.00, to the District's contract with Arranda Industries ("Arranda"). Mr. Reed also presented and recommended approval of Pay Application No. 10 in the amount of $101,179.50, to the District's contract with Arranda. Director Billings and Director Fowler expressed concerns regarding construction site safety, incomplete restoration, and obstructed visibility at an intersection. Mr. Reed reported that Arranda

was approximately 160 days beyond the completion date and discussed efforts to complete the outstanding work. Discussion ensued.

The Board discussed a formal notice to Arranda and available solutions if the outstanding work remained unresolved. Ms. Briscoe and Mr. Reed agreed to coordinate preparation for a notice addressing the delays and site conditions.

Mr. Reed updated the Board regarding the construction of the Bellaire Boulevard Water Line Rehabilitation. He reported that construction was substantially complete.

Mr. Reed updated the Board regarding the Mission Bend Section 12 Water Line Rehabilitation. He presented and recommended approval of Pay Application No. 4 in the amount of $37,130.00, to the District's contract with Arranda. Mr. Reed also presented and recommended approval of Change Order No. 1 in the amount of $5,100.00, to the District's contract with Arranda, to replace a fire hydrant that could not be reused. Following discussion, the Board determined Change Order No. 1 is beneficial to the District.

Mr. Reed discussed conducting an annual water plant evaluation to update the capital improvement recommendations and identify future repair needs.

Mr. Reed updated the Board regarding the emergency response plan and risk and resiliency plan.

Mr. Reed presented updated park plans and a construction cost estimate of $473,396.46, including a 10% contingency. He stated that the plans incorporated County review comments and were generally consistent with the plans previously reviewed by the Board. Discussion ensued.

Following review and discussion, and based upon the engineer's recommendation, Director Fowler moved to: (1) approve the engineering report; (2) approve park plans and construction cost estimate, in the amount of $473,396.46, including the 10% contingency; (3) approve Pay Application No. 9 in the amount of $169,293.00, subject to Mr. Reed's authorization to release payment; (4) approve Pay Application No. 10 in the amount of $101,179.50, subject to Mr. Reed's authorization to release payment; (4) Pay Application No. 4 in the amount of $37,130.00; (5) approve Change Order No. 1 in the amount of $5,100.00 to replace a fire hydrant. Director Billings seconded the motion, which was carried by unanimous vote.

MISSION BEND INTEGRATED WATER SYSTEM MATTERS

Mr. Reed updated the Board on Mission Bend Integrated Water System matters. He discussed ongoing collection and analysis of water accountability data. Discussion ensued.

CHELFORD CITY REGIONAL WASTEWATER TREATMENT PLANT ("WWTP") MATTERS.

Mr. Reed provided the Board with an update on Alief-Clodine Road Shared Sanitary Sewer and WWTP matters.

Mr. Reed reported that lift station modifications were continuing, the washing compactor was substantially complete following startup and punch list review, and repairs to clarifier No. 4 were nearing completion.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY ("WHCRWA") MATTERS

Director Billings updated the Board regarding WHCRWA matters. The Board discussed the community event scheduled for October 10, 2026, from 10:00 a.m. to 3:00 p.m., including facility tours. Discussion ensued.

GREATER MISSION BEND AREA COUNCIL

There was no report under this agenda item

MISSION BEND GREENBELT ASSOCIATION MATTERS

Director Fowler updated the Board regarding approval of the Greenbelt budget, ongoing repairs, and outstanding bench replacements. Discussion ensued.

FINANCIAL AND BOOKKEEPING MATTERS

Mr. Cortez presented and reviewed the bookkeeper's report and invoices presented for payment. A copy of the bookkeeper's report is attached.

The Board discussed pumpage fee revenue falling below projections and the cost of water lost throughout the integrated system. Mr. Reed explained that the reported accountability figures included estimated water used or lost during repairs and differ from a comparison of water produced to water billed. The Board requested Mr. Smith to coordinate with Mr. Reed to prepare a utility rate study for discussion at next month's meeting, including options to recover water costs and address the projected operating deficit.

Mr. Cortez reviewed a proposed budget for the fiscal year ending September 30, 2027, a copy of which is attached to the bookkeeper's report. Discussion ensued.

Following review and discussion, Director Alwine moved to: (1) approve the bookkeeping report and payment of bills presented; (2) approve the budget for the fiscal year end September 30, 2027. Director Billings seconded the motion, which carried by unanimous vote.

Mr. Cortez discussed the option to add HR&P payroll, a third-party payroll processing company, for the direct deposit of Director per diem. Following discussion, the Board concurred to defer action and requested that an HR&P representative attend a future meeting to address questions regarding enrollment costs and tax reporting.

COMMUNICATION AND WEBSITE MATTERS

Director Billings provided an update on communication and website matters.

Director Billings discussed posting events on the District's website, removal of content, and updating the water line project map as work progresses.

The Board discussed the number of years meeting minutes are available on the website. Ms. Briscoe stated that she will confirm applicable requirements before older minutes are removed.

DISCUSS COMMUNITY OUTREACH EVENT

The Board discussed upcoming educational events.

MEETING SCHEDULE

The Board discussed agenda items for the next Board meeting and concurred to hold its next regular meeting on October 19, 2026, at 11:30 a.m., at ABHR.

There being no other business to present, the Board meeting was adjourned.

(SEAL)

Secretary, Board of Directors

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