

SPRING WEST MUNICIPAL UTILITY DISTRICT

Minutes of Meeting of Board of Directors

July 8, 2026

The Board of Directors ("Board") of Spring West Municipal Utility District ("District") met in regular session at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas, on July 8, 2026, in accordance with the duly posted notice of meeting. The meeting was also held via teleconference pursuant to Texas Government Code Sections 551.125 and 551.127, as amended. The roll was called of the duly constituted officers and members of said Board, as follows:

Beverly F. O'Neal	President
Scott Shelnut	Vice President
Andres Aranzales	Secretary
Jerome A. Patridge	Assistant Secretary
Wendy Ramirez	Assistant Secretary

and all of said persons were present, except Director Shelnut, thus constituting a quorum. Director Shelnut entered the meeting after it was called to order, as noted herein.

Also in attendance were: Justin Ring and Javier Casas of Odyssey Engineering Group, Inc. ("OEG"); Veronica Hernandez of McLennan & Associates, L.P. ("McLennan"); Brenda McLaughlin of Bob Leared Interests, Inc. ("Leared"); Josh Board of H2O Consulting, Inc. ("H2O"); Nathan Naquin of Off Cinco, LLC ("Off Cinco"); Glenn Woodson of Storm Maintenance & Monitoring, Inc. ("SM&M"); David Stuhlmiller and Josh Lindner of Storm Water Solutions, LLC ("SWS"); Kristina Gibson of Stream Realty Partners ("Stream"), on behalf of SRPF D/Holzworth Industrial, L.P. ("SRPF"); Lyle Henkel of Dhanani Private Equity Group ("DPEG"), who entered later in the meeting as noted herein; Rod Rudine with Texas Groundworks Management, Inc. ("TGM"); and Abraham Rubinsky and Amber Kaiser of Schwartz, Page & Harding, L.L.P. ("SPH").

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

PUBLIC COMMENTS

The Board began by opening the meeting for public comments. Mr. Rudine introduced himself to the Board as a representative of TGM, a landscaping contractor serving utility districts and homeowners associations in the Houston area. Mr. Rudine advised the Board of the services that TGM could offer to the District. Following discussion, the Board concurred that it had no questions for Mr. Rudine at this time. The Board thanked Mr. Rudine for his time and Mr. Rudine exited the meeting.

Director Shelnut entered the meeting during the above discussion.

APPROVAL OF MINUTES

The Board considered approval of the minutes of the Board of Directors meeting held on June 10, 2026. Mr. Rubinsky advised the Board of one minor spelling error on page 1 of said minutes. After discussion, Director Aranzales moved that the minutes of the meeting held on June 10, 2026, be approved as revised. Director Ramirez seconded said motion, which unanimously carried.

BOOKKEEPER'S REPORT

Ms. Hernandez presented to and reviewed with the Board the Bookkeeper's Report for the period of June 11, 2026, through July 8, 2026, a copy of which is attached hereto as **EXHIBIT A**, including the disbursements presented therein for payment from the District's various accounts. Ms. Hernandez also presented to and reviewed with the Board an Investment Report for the period of June 1, 2026, through June 30, 2026, a copy of which is included with **EXHIBIT A**. Ms. Hernandez responded to various questions and comments from the Board and Mr. Rubinsky regarding items in the Bookkeeper's Report, including the need to correct certain errors in the spreadsheet related to the accounting of costs related to the proposed annexation of 12.5 acres on behalf of 2500 Spring Stuebner, Ltd.

After discussion, Director Ramirez moved that: (i) the Bookkeeper's Report and the disbursements presented for payment therein be approved, excluding check number 3561, which was voided; and (ii) the Investment Report for the month of June 2026 be approved, and the District's Investment Officer be authorized to execute the same on behalf of the Board and the District. Director Shelnutt seconded said motion, which unanimously carried.

Mr. Henkel entered the meeting during the above discussion.

CONTINUING DISCLOSURE REPORT

Mr. Rubinsky reported to the Board that the Annual Continuing Disclosure Report related to the District's outstanding bonds was filed with the appropriate authorities pursuant to SEC Rule 15c2-12 by the District's Disclosure Counsel, McCall, Parkhurst & Horton, LLP, on June 29, 2026.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. McLaughlin presented to and reviewed with the Board the Tax Assessor/Collector's Report for the month ending June 30, 2026, a copy of which is attached hereto as **EXHIBIT B**, including the disbursements presented therein for payment from the Tax Account. Ms. McLaughlin also presented to and reviewed with the Board a Single Line Delinquent Tax Report, dated July 2, 2026, a copy of which is included with the Tax Assessor/Collector's Report.

After discussion, Director Shelnutt moved that the Tax Assessor/Collector's Report and the disbursements identified therein be approved for payment from the Tax Account. Director Aranzales seconded said motion, which unanimously carried.

DELINQUENT TAX REPORT

The Board considered a Delinquent Tax Report from Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("Perdue"), the District's Delinquent Tax Collections Attorneys, a copy of which is attached hereto as **EXHIBIT C**. Mr. Rubinsky reviewed the Report with the Board. The Board then discussed Account No. 1201920020002, which is delinquent in the payment of 2023 and 2024 taxes in the base amount of \$2,239.41, and options for collecting said outstanding amounts. Following discussion, the Board concurred that no action was necessary on its part at this time.

OPERATIONS REPORT

Mr. Board presented to and reviewed with the Board the Operations Report for the month of June 2026, a copy of which is attached hereto as **EXHIBIT D**, and discussed various repair and maintenance items noted therein.

Mr. Board then reported to the Board regarding the status of investigation concerning the paving over of the sample well that previously allowed the District to sample waste from the China Wok restaurant and Ella Burger that operated out of the pad site at 1609 Spring Cypress. In order to remove said building from the District's sanitary sewer collection system, Mr. Board advised that H2O would need to remove the pavement and excavate and remove the service connection to the sanitary sewer main and then restore the site. Mr. Board estimated the costs of such work would be approximately \$15,000. Mr. Board then confirmed that the water had already been terminated, and the meter had been removed. After discussion, the Board concurred to pump out the grease trap at such location, monitor the site, and leave it as is for now.

Mr. Board then presented to and reviewed with the Board the District's 2025 Drinking Water Quality Report (or Consumer Confidence Report), a copy of which is included with **EXHIBIT D**, and noted this report is being provided to all customers of the District and is also posted on H2O's website on behalf of the District.

Mr. Board then reported to the Board that he needed guidance regarding the AT&T telephone service at the District's Lift Stations. He stated that Lift Station No. 5 will need phone access, and AT&T is requesting the District switch over to a fiber-based service. Mr. Board questioned whether the District needs to consider using cellular phone service at said Lift Stations instead. After discussion, the Board concurred to have Mr. Board discuss with former Director Kim Stephens, who previously interacted extensively with AT&T regarding communications services for the District's facilities, and to come back to the Board with his recommendations.

Mr. Board noted that no action required Board approval at this time.

STORMWATER QUALITY INSPECTION REPORT

Mr. Stuhlmiller introduced Mr. Lindner to the Board and then presented to and reviewed with the Board the Storm Water Quality Inspection Report prepared by SWS for the month of July 2026, a copy of which is attached hereto as **EXHIBIT E**. Mr. Stuhlmiller responded to various questions and comments from the Board and Mr. Rubinsky regarding items in the SWS Report. After discussion, Mr. Stuhlmiller noted that no action was required by the Board in connection

with said Report at this time.

A discussion ensued regarding concerns of erosion, sediment and vegetation present in multiple locations at the Spring Pines Detention Pond and who is responsible for correcting same. The Board requested that Mr. Woodson discuss the matter with representatives of DD Holzwarth 13.96, Ltd. ("DD 13.96"), the developer of the apartment complex that has caused such issues and request that it be cleaned up. Otherwise, SM&M will clean up and back charge all expenses associated with same to DD 13.96

Ms. McLaughlin exited the meeting during the above discussion.

DRAINAGE AND DETENTION FACILITIES MAINTENANCE REPORT

Mr. Woodson presented to and reviewed with the Board the Drainage and Detention Facilities Maintenance Report prepared by SM&M (the "D&D Report") for the month of July 2026, a copy of which is attached hereto as **EXHIBIT F**. Mr. Woodson responded to various questions and comments from the Board and Mr. Rubinsky regarding items in the D&D Report. After discussion, Mr. Woodson noted that no action required Board approval at this time.

A discussion ensued regarding the status of repairs and rehab of the Hannover Village Regional Detention Pond by Meadowhill Regional Municipal Utility District ("Meadowhill"), and the assumption of the maintenance responsibilities of the entity's facility by SM&M after completion of the project. Mr. Woodson reported that he will prepare a budget for the annual costs of maintenance of such facility for the Board's review at the next meeting.

AMENDED AND RESTATED CONSTRUCTION AND MAINTENANCE AGREEMENT BETWEEN THE DISTRICT AND HANNOVER FOREST HOMEOWNERS ASSOCIATION

The Board next discussed the proposed Amended and Restated Construction and Maintenance Agreement (the "Amended and Restated Agreement") between the District and the Hannover Forest Homeowners Association (the "Hannover Forest HOA") in connection with maintenance by the District of the Hannover Forest, Section Two Detention Pond. In connection therewith, Mr. Rubinsky reported that SPH is working on making the final revisions to the draft Amended and Restated Agreement and completing same for execution by the Hannover Forest HOA.

ENGINEER'S REPORT

Mr. Ring presented to and reviewed with the Board in detail a written Engineer's Report dated July 8, 2026, a copy of which is attached hereto as **EXHIBIT G**, relative to the status of various ongoing engineering and construction projects within the District, and discussed the matters contained therein.

In connection with the Sanitary Sewer extension to serve proposed development of Turphin Ventures, LLC ("Turphin") (the "Turphin Sanitary Sewer Extension Project") located at the

northeast corner of Holzwarth and F.M. 2920, Mr. Ring reported that OEG received four bids for the Turphin Sanitary Sewer Extension Project. He advised the Board that OEG recommends awarding the contract to the low bidder, RamRod Utilities ("RamRod"), in the total amount of \$251,000, subject to receipt of funds from Turphin for the payment of said costs.

In connection with the contract between DPEG Panjwani, LLC ("DPEG") and Carlson McClain Construction Company, LLC ("Carlson McClain") for construction of the Territory at Spring Stuebner Detention Ponds to serve 21837 Holzwarth Road, Mr. Ring advised that the contract is substantially complete, but that the detention pond sites have not yet been conveyed to the District. Mr. Rubinsky advised the Board of ongoing discussions with DPEG and Texas American Title Company regarding efforts to remove numerous exceptions to the title to both the North and South Detention Pond sites and the Lift Station site, which must be cleared before the District can accept the conveyance of said sites from DPEG.

In connection with the contract between DPEG and Carlson McClain for construction of a six-inch sanitary force main, eight-inch sanitary sewer, twelve-inch waterline, and public lift station to serve DPEG's annexation tracts, Mr. Ring presented and reviewed a proposed Change Order No. 3 from Carlson McClain to DPEG in the amount of \$50,000, and a Change Order No. 4 in the amount of \$31,240.00. Mr. Ring recommended the Board deny approval of Change Order No. 3 and concur in the approval by DPEG of Change Order No. 4 from Carlson McClain.

In connection with the District's Contract for Regrading and Improvement of the Pilot Channel in the Hannover Estates Detention Pond, Mr. Ring recommended the Board's approval and payment of Pay Request No. 3 from iDig Katy in the amount of \$18,450.00. Mr. Ring further advised that he is waiting on the contractor to re-mobilize after heavy rains in June slowed down the project.

In connection with the acceptance of site and easement conveyances for facilities constructed or to be constructed for the District, Mr. Rubinsky discussed with the Board various outstanding easements still required by the District in connection with extension of utilities to serve the DPEG annexation tracts and updated the Board regarding the status of same.

Mr. Ring next discussed OEG's updated rate schedule, a copy of which is included with **EXHIBIT G**. He reported that the only changes to the rate schedule are that they added four job classifications related to Survey Technicians I and II and GIS Technicians I and II. He advised the Board that no other items changed from the existing rate schedule.

In connection with the implementation of the District's Capital Improvement Plan ("CPI"), Mr. Ring addressed the proposed Water Plant No. 2 Improvement Project ("WP No. 2 Project") and advised of a preliminary construction cost estimated at \$380,000. He requested the Board authorize OEG to proceed with the design of the WP No. 2 Project with an estimated fee of \$43,000.

After discussion on the various engineering and construction projects, Director Shelnutt moved that the Board: (i) concur in the award of the contract to RamRod in connection with the Turphin Sanitary Sewer Extension Project, subject to receipt of the required funds from Turphin;

(ii) deny concurrence with the approval of Change Order No. 3 by DEPG, and concur in the approval of Change Order No. 4 from Carlson McClain by DPEG; (iii) approve Pay Request No. 3 from iDig Katy; (iv) approve OEG's Rate Schedule effective August 1, 2026; and (v) authorize OEG to proceed with the design of the Water Plant No. 2 Improvement Project. Director Aranzales seconded said motion, which was unanimously carried.

STATUS OF PROPOSED ANNEXATIONS

Mr. Rubinsky next updated the Board on the status of the proposed annexation of various tracts of land into the boundaries of the District. He advised that the District received the signed Board and City Petitions from Jose Guerrero and Adriana Torres. He also advised that SPH received the completed Water District Consent Application Form from OEG for said annexation. Mr. Rubinsky then updated the Board regarding the Stream annexation and the issues being experienced with the City of Houston in connection with same.

Ms. Hernandez, Mr. Woodson, Mr. Stuhlmiller and Mr. Lindner exited the meeting during the above discussion.

ISSUANCE OF UTILITY COMMITMENTS

Mr. Rubinsky updated the Board on the status of all pending utility commitments within the District. No action was required of the Board in connection with same.

DEVELOPERS' REPORT

Mr. Rubinsky updated the Board on the status of various communications with developers within the District.

Mr. Rubinsky reported that the District received two signed Waiver Agreements back from DPEG Holzwarth, LLC and DPEG Panjwani, LLC and is requesting the Board approve said Waiver Agreements. Following discussion, it was moved by Director Aranzales, seconded by Director Ramirez and unanimously carried that the two Waiver Agreements be approved by the Board and executed by the President on behalf of the Board and the District.

Mr. Rubinsky then reported to the Board that, as previously authorized by the Board, SPH had prepared and distributed a draft Letter Agreement for Temporary Water Supply between the District and SRPF (the "Letter Agreement"). Ms. Gibson spoke regarding same. Following further discussion, it was moved by Director Ramirez, seconded by Director Aranzales and unanimously carried, that said Letter Agreement be approved, subject to any final revisions requested by SRPF and approved by SPH.

NORTH HARRIS COUNTY REGIONAL WATER AUTHORITY ("AUTHORITY")

Mr. Rubinsky noted that he had nothing new to report and no action was required of the Board in connection with the North Harris County Regional Water Authority ("NHCRWA").

Ms. Gibson exited the meeting during the above discussion.

HARRIS COUNTY CONSTABLE PRECINCT 4 OFFICE ("HCCO") MONTHLY ACTIVITY REPORTS

Mr. Rubinsky presented to and reviewed with the Board the Monthly Activity Reports provided by the HCCO for the month of June 2026, copies of which are attached hereto as **EXHIBIT H**, and discussed the current status of criminal activities in the District and surrounding areas. After discussion, no action was taken by the Board relative to said matter.

Mr. Henkel exited the meeting at this time.

ATTORNEY'S REPORT

The Board next considered the attorney's report. Mr. Rubinsky updated the Board on the status of communications with Edgebrook Spring, LLC regarding termination of Water Supply and Sanitary Sewer Contract in connection with service to Mobil/7-Eleven gas station and convenience store located at 1969 Spring Cypress Road and the need to submit a new request for service. Mr. Rubinsky reported that Mr. Dicke of SPH has attempted to reach out to the current owners to advise that there was a previous contract for service on an out-of-district basis, and it has come to the District's attention that the property has been sold, and that, in order to receive service in the future, a new request must be submitted, which may require the property to be annexed. He has asked Mr. Dicke to prepare a letter to the current owner regarding sixty (60) day notice of termination. After discussion, it was moved by Director Aranzaes that SPH be authorized to issue a sixty (60) day notice of termination to Edgebrook Spring, LLC in connection with the out-of-District service agreement relative to said property. Director Shelnuitt seconded said motion, which unanimously carried.

Mr. Rubinsky then reminded the Board that all Directors of the District must annually complete a certified cybersecurity awareness training program prior to August 31 of the given year as required by Chapter 2063, Texas Government Code. It was noted that each Director must notify the Board of his or her completion of a certified cybersecurity training program for the 2026 compliance year.

Mr. Rubinsky then requested that the Board enter into Closed Session to discuss pending litigation with Spring Cypress Owner LP related to the Nontaxable Entity Fee charged to The Harlow Apartments.

CLOSED SESSION

Upon motion made by Director O'Neal, the Board entered into Closed Session at 11:24 a.m. pursuant to Texas Government Code Section 551.071, for consultation with the District's attorney regarding matters protected by attorney-client privilege or pending litigation. Mr. Naquin exited the meeting at this time.

RECONVENE IN REGULAR SESSION

The Board reconvened in Regular Session at 11:41 a.m. After discussion, Director Patridge moved to authorize SPH and James Stilwell to respond to the counteroffer of Spring Cypress Owner LP related to settlement of the pending litigation related to The Harlow Apartments as discussed in Closed Session. Director Shelnut seconded said motion, which unanimously carried.

OTHER MATTERS

The Board considered items to be placed on future agendas. Except as may be reflected above, there were no additional agenda items requested other than routine and ongoing matters.

ADJOURNMENT

There being no further business to come before the Board, Director Ramirez moved that the meeting be adjourned. Director Shelnut seconded said motion, which unanimously carried.



Secretary, Board of Directors

**List of Exhibits to
Spring West Municipal Utility District
Minutes of Meeting held July 8, 2026**

Exhibit A	Bookkeeper's Report; Investment Report
Exhibit B	Tax Assessor-Collector Report
Exhibit C	Delinquent Tax Report
Exhibit D	Operations Report
Exhibit E	Storm Water Quality Inspection Report
Exhibit F	Drainage & Detention Facilities Maintenance Report
Exhibit G	Engineer's Report
Exhibit H	Harris County Constables Office Precinct 4 Monthly Activity Reports