

MEADOWHILL REGIONAL MUNICIPAL UTILITY DISTRICT
Minutes for the August 3, 2026 Board Meeting

The Board of Directors (the “Board” or “Directors”) of Meadowhill Regional Municipal Utility District of Harris County, Texas (the “District”) met in regular session, open to the public, whereupon the roll was called of the members of the Board, to-wit:

Alan Liczwek	President
Douglas Larkins	Vice President
Edward Varosky	Secretary/Treasurer
Michael Gleason	Assistant Secretary
Cassandra Woods	Director

All Directors were present, except Directors Woods and Varosky. Also, present were Doug Jeffrey of TNG Utility Corporation (“Operator” or “TNG”); Reagan Rucker of IDS Engineering, Inc. (“Engineer” or “IDS”); Daniel David, attorney, of Johnson Petrov LLP (“JP” or “Attorney”); Pamela Low of Minutes Plus (“Recording Secretary”); and Bill Blitch of Blitch Associates, Inc. (“Tax Assessor”).

Director Liczwek, having determined that the Notice of Meeting was posted in accordance with provisions of the Open Meetings Act, and establishing a quorum, called the meeting to order at 6:31 p.m.

PUBLIC COMMENT

No comments.

MINUTES

Upon motion by Director Larkins, seconded by Director Gleason, after full discussion and with all Directors present voting aye, the Board approved the minutes presented.

GENERAL BUSINESS

a. Landscape Maintenance matters. Mr. Jeffrey reported that he had received correspondence regarding the irrigation system. He recommended that the system be evaluated and updated. He stated that he had received a proposal from Gressett Landscaping and Maintenance to perform maintenance to the Administration Building irrigation system in the amount of \$4,000.00. After further discussion, a motion was made by Director Larkins, seconded by Director Gleason, and with all Directors present voting aye, the Board approved the proposal presented by Mr. Jeffrey.

b. Administration Building matters. Nothing to report.

TAX ASSESSOR/COLLECTOR'S REPORT.

Mr. Blitch circulated the Tax Assessor/Collector's Report, including the delinquent list, a copy of which is attached hereto as **Exhibit "A"**. Upon motion by Director Larkins, seconded by Director Gleason, after full discussion and with all Directors present voting aye, the Board approved the Tax Assessor/Collector's Report.

OPERATIONS REPORT

Mr. Jeffrey presented to and reviewed with the Board the Operations Report, a copy of which is attached hereto as **Exhibit "B."**

Mr. Jeffrey reported that from now on B3 Labs will be in charge of the District.

Mr. Jeffrey reported that a homeowner opened an account in March 2026 but failed to pay the utility bills, resulting in the District discontinuing service in July 2026. The homeowner has since secured a new tenant who has requested utility service. Mr. Jeffrey confirmed that the homeowner has a deposit on file that can be applied toward the outstanding balance.

After discussion, a motion was made by Director Gleason, and seconded by Director Larkins, and with all Directors present voting aye, the District authorized Mr. Jeffrey to apply the homeowner's deposit to the outstanding balance and to provide utility service to the new tenant without denial of service.

Regarding the sewer plant, Mr. Jeffrey reported he had received several false alarms from the generator. Worldwide believes this may be a sign that the circuit board is failing, and they recommend replacing the controls – they have estimated a cost of \$15,958.92. Mr. Jeffrey stated that it was not urgent, but he did recommend replacing the control board. The Board requested Mr. Jeffrey to further investigate the extent of any replacement and to monitor the ongoing alarms received on the generator's circuit board.

Upon motion by Director Larkins, seconded by Director Gleason, with all Directors present voting aye, the Board approved the Operations Report.

ENGINEER'S REPORT

Ms. Rucker presented to and reviewed with the Board the Engineer's Report, a copy of which is attached hereto as **Exhibit "C."**

Ms. Rucker presented the invoice from Ninyo and Moore for materials, testing and inspection of the WP1 – GST 1 Replacement Project in the amount of \$10,900. She stated that this was the total cost of the contract and requested approval for the payment of the invoice.

Ms. Rucker also reported that, regarding the deficiencies identified in the

sidewalk at the WWTP, and after discussions with Mr. David, the District's attorney is filing a claim against the performance bonding company.

Ms. Rucker also presented to the Board the contracts for the WWTP Clarifier Wall Repairs and Digester Repair. She further reported that the owner of the Food Truck Park had delivered initial plans to IDS.

Finally, a First Amendment to the Easement Sale Agreement with JFL Holdings, LP (the "First Amendment") was circulated for review and approval. Ms. Rucker reported that JFL Holdings, LP has agreed to pay all fees associated with the preparation of the First Amendment. Under its terms, the deadline for satisfying the annexation timeframe requirement is extended by one year. Mr. David presented a draft First Amendment to the Board.

Upon motion by Director Larkins, seconded by Director Gleason, and after full discussion, the Board unanimously voted to: (i) approve the Engineer's Report; (ii) approved the payment of Invoice No. 323871 from Ninyo and Moore in the amount of \$10,900.00; and (iii) approve the First Amendment as presented subject to JFL paying the cost to prepare the First Amendment.

ATTORNEY'S REPORT

- A. Correspondence regarding Northwest Harris County MUD No. 28 ("NW28"). Nothing to report.
- B. Amend Rate Order for increased trash and security fees. Nothing to report.
- C. Security Contract with the Constable's Office. It was reported that Director Larkins and Director Liczwek have an upcoming meeting with the Constable and anticipate having a proposal for the next meeting.

ADJOURNMENT

With no further business and hearing no objection, and upon motion by Director Gleason, seconded by Director Larkins, after full discussion and with all Directors present voting aye, the meeting was adjourned at 7:03 p.m.

EXECUTION PAGE FOLLOWS

PASSED AND APPROVED, this 17th day of August, 2026.



Edward Vavosky
Secretary, Board of Directors

EXHIBIT	DESCRIPTION
A	Tax Assessor Report
B	Operations Report
C	Engineer Report