

MINUTES
NORTHEAST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1

September 14, 2026

The Board of Directors (the "Board") of Northeast Harris County Municipal Utility District No. 1 (the "District") met in regular session, open to the public, on the 14th day of September, 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Candace Taylor	President
Keith Jaehne	Vice President
Tonya Nunez	Asst. Vice President
Ellen Crocker	Secretary
Ted Gaylord	Assistant Secretary

and all the above were present except Directors Jaehne and Nunez thus constituting a quorum.

Also attending the meeting in person were Aaron Alford of Woodmere Development Company Ltd.; Loren Morales of Rathmann and Associates L.P.; Marie Newson of Storm Water Solutions, LLC ("SWS"); Derek Davenport and Jennifer Cervanas of McLennan & Associates, L.P.; Patty Rodriguez of Bob Leared Interests, Inc.; Ryan Vaughn of Municipal Operations & Consulting, Inc.; Barbara Nussa of Republic Services; Jason Hajduk of IDS Engineering Group, Inc. ("IDS"); and Greer Pagan, and Trenise Simmons of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENT

There were no public comments.

MINUTES

The Board considered approving the minutes of the August 3, 2026, regular meeting. After review and discussion, Director Gaylord moved to approve the minutes, as submitted. Director Crocker seconded the motion, which passed unanimously.

APPROVE AUDIT FOR FISCAL YEAR END MAY 31, 2026

Mr. Pagan stated that the District's audit will be presented at the next meeting.

FINANCIAL AND BOOKKEEPING MATTERS

Mr. Davenport presented and reviewed the bookkeeper's report and investment report, a copy of which is attached to the bookkeeper's report and presented the District's bills for payment. Following review and discussion, Director Crocker moved to approve the bookkeeper's report, including payment of the bills. Director Gaylord seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Rodriguez presented and reviewed the tax assessor/collector's report with the Board, a copy of which is attached. Following review and discussion, Director Crocker moved to approve the tax assessor/collector's report, and the payment of the bills contained in the tax assessor/collector's report. Director Gaylord seconded the motion, which passed unanimously.

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. Morales distributed and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2026 water, sewer, and drainage debt service tax rate of \$0.76 per \$100 of assessed valuation. A copy of the debt service tax rate analysis is attached. The Board then discussed the District's operation and maintenance tax rate. Mr. Pagan discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Gaylord moved to (1) set the public hearing date for October 5, 2026; and (2) authorize the tax assessor/collector to publish notice in the *Houston Chronicle* of the District's meeting on October 5, 2026, to set the proposed 2026 total tax rate of \$1.18 per \$100 of assessed valuation, with \$0.76 allocated for debt service on water, sewer, and drainage bonds, and \$0.42 allocated for operations and maintenance. Director Crocker seconded the motion, which passed unanimously.

RENEWAL OF DISTRICT'S INSURANCE POLICIES

The Board discussed the upcoming renewal of their insurance policies.

OPERATION OF DISTRICT FACILITIES

Mr. Vaughn presented and reviewed the operator's report, a copy of which is attached. Following review and discussion, Director Gaylord moved to approve the operator's report. Director Crocker seconded the motion, which passed unanimously.

TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS

Mr. Vaughn reviewed the termination list reflecting delinquent water and sewer accounts, a copy of which is filed in the District's records. Mr. Vaughn reported the customers on the termination list were mailed written notice prior to today's meeting in accordance with the District's Rate Order, notifying them of the opportunity to appear before the Board to explain, contest, or correct the utility service bill and to show why utility services should not be terminated for reason of nonpayment. The Board then conducted a hearing on the termination of utility service to other customers. Following review and discussion, Director Gaylord moved to 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. Director Crocker seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Hajduk presented and reviewed the engineer's report, a copy of which is attached, and reviewed the status of construction projects in the District.

Mr. Hajduk updated the Board regarding the Sheldon Road Municipal Utility District ("Sheldon Road MUD") Wastewater Treatment Plant and reviewed and recommended approval of Pay Estimate Nos. 14 and 15 in the amounts of \$292,091.89 and \$530,613.00 payable to HDR Engineering, Inc. ("HDR").

Mr. Hajduk updated the Board on the Sheldon Ridge Lift Station and recommended approval of the following Pay Estimates all payable to Peltier Brothers Construction LLC: (i) Pay Estimate No. 10 in the amount of \$28,879.40; (ii) Pay Estimate No. 11 in the amount of \$41,461.20; (iii) Pay Estimate No. 12 in the amount of \$90,556.02; (iv) Pay Estimate No. 13 in the amount of \$35,759.70; and (v) Pay Estimate No. 14 in the amount of \$10,800.00.

Mr. Hajduk updated the Board on the water, sewer, and drainage facilities to serve Edgewood Village East, Section 1 and recommended approval of Pay Estimate No. 3 in the amount of \$620,289.52 payable to Fellers & Clark, LP ("F&C"). Mr. Hajduk then presented Change Order No. 4 to increase the contract with F&C in the amount of \$1,824.40. The Board determined that the Change Order is beneficial to the District.

Mr. Hajduk updated the Board on the interconnect between the District and Harris County Municipal Utility District No. 285 and recommended approval of Pay Estimate No. 1 in the amount of \$266,310.00 payable to Expert Underground Solutions, LLC.

Mr. Hajduk updated the Board on bond application no. 14. Mr. Pagan then presented and reviewed a Resolution Authorizing Application to the Texas Commission on Environmental Quality for Approval of Project and Bonds ("Bond Resolution") for bond issue number sixteen in the amount of \$6,500,000.

Following review and discussion, and based on the engineer's recommendation, Director Taylor moved to (1) approve the engineer's report; (2) approve the Pay Estimates and Change Order for the listed projects; and (3) approve the Bond Resolution and direct that it be filed appropriately and retained in the District's official records. Director Gaylord seconded the motion, which passed unanimously.

SURPLUS FUNDS

Mr. Hajduk updated the Board on the use of surplus bond funds. The Board then considered adopting a Resolution Authorizing Application to the Texas Commission on Environmental Quality ("TCEQ") for use of Surplus Bond Funds in the amount of \$259,737. Following review and discussion, Director Gaylord moved to adopt a Resolution Authorizing Application to the TCEQ for use of Surplus Bond Funds. Director Crocker seconded the motion, which passed unanimously.

ANNEXATION OF LAND INTO THE DISTRICT

There was no discussion on this matter.

REPORT ON DETENTION MAINTENANCE

Ms. Newsome reviewed the monthly inspection report, a copy of which is attached. After review and discussion, Director Gaylord moved to approve the monthly inspection report and all action items listed. Director Taylor seconded the motion, which passed unanimously.

GARBAGE AND RECYCLING MATTERS

There was no discussion on this item.

REPORT REGARDING DEVELOPMENT IN THE DISTRICT

Mr. Alford updated the Board on development in the District.

APPROVE OUT-OF-DISTRICT SERVICE AGREEMENT

There was no discussion on this item.

SECURITY MATTERS

Mr. Alford updated the Board on security matters in the District.

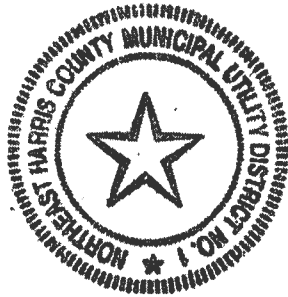
LANDSCAPING AND PARK MATTERS

There was no discussion on this item.

MEETING DATES

The Board concurred to hold its next meeting on October 5, 2026, at 10:30 a.m.

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



Ellen Crocka

Secretary, Board of Directors

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