MINUTES
WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 37

October 8, 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 8th day of October, 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 except Director Welch, thus constituting a quorum.

Also attending the meeting were Shamar O'Bryant of Starwood Land; David Wood of Cedar Creek Municipal Advisors ("CCMA"); Patty Rodriguez of Bob Leared Interests; Blair Bozoarth of Quiddity Engineering, LLC ("Quiddity"); Tracey Scott of Myrtle Cruz, Inc.; Mia Chapa and Rebecca Marcucci of Municipal District Services ("MDS"); 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 September 10, 2026, regular meeting. After review and discussion, Director Smith moved to approve the minutes of the September 10, 2026, regular meeting, as presented. Director Moriniere seconded the motion, which passed unanimously.

SECURITY MATTERS

There was no discussion on this agenda item.

APPROVE ANNUAL REPORT AND AUTHORIZE FILING OF SAME IN ACCORDANCE WITH THE DISTRICT'S CONTINUING DISCLOSURE OF INFORMATION AGREEMENT AND AS REQUIRED BY SEC RULE 15C2-12

Mr. Pagan reviewed the District's annual report containing updated financial and operating data to be filed in accordance with the continuing disclosure provisions contained

in the bond resolutions. He stated that the District is required to file certain financial and operating data with the Municipal Securities Rulemaking Board through the Electronic Municipal Market Access System ("EMMA").

Following review and discussion, Director Smith moved to approve the annual report, authorize the attorney to submit the District's updated financial and operating data in compliance with the continuing disclosure provisions contained in the bond resolutions through EMMA, and direct that the report be filed appropriately and retained in the District's official records. Director Fields seconded the motion, which passed unanimously.

ANNUAL REVIEW OF PROCEDURES FOR CONTINUING DISCLOSURE COMPLIANCE

The Board reviewed the District's procedures for continuing disclosure compliance. Mr. Pagan stated that no changes are required at this time.

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.

After review and discussion, Director Smith moved to approve the bookkeeper's report and the checks presented for payment. Director Ellis 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.

Ms. Rodriguez presented and reviewed a letter to the Board from a District resident requesting a waiver of the penalties and interest on 2025 delinquent taxes for a home located at 3105 Seaside Glass Drive because the resident claims he was not aware of the delinquency until he received a notice from his mortgage company. Ms. Rodriguez stated that the District is not authorized under State law to waive penalties because waiver of penalty and interest is only allowed if there were errors or omissions made by the District.

Following review and discussion, Director Smith moved to (1) approve the tax assessor/collector's report; and (2) approve the request from the District resident at 3105 Seaside Glass Drive to waive the penalties and interest totaling $842.75 on the 2025 delinquent taxes. Director Fields seconded the motion, which was approved by unanimous vote.

CONDUCT PUBLIC HEARING REGARDING DISTRICT'S TAX RATE, ADOPT ORDER LEVYING TAXES, AND AUTHORIZE EXECUTION OF AMENDMENT TO INFORMATION FORM

Ms. Rodriguez confirmed that Bob Leared Interests published a Notice of Public Hearing stating the District anticipates levying a $1.50 tax rate at this meeting. The Board opened the public hearing regarding the adoption of the District's 2026 tax rate. There being no members of the public in attendance who wished to address the Board, the public hearing was closed.

Mr. Pagan reviewed an Order Levying Taxes with a total tax rate of $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 $0.505 allocated to contract tax payments, each per $100 of assessed valuation, and an Amendment to Information Form. He stated that the Amendment to Information Form will be filed with the Texas Commission on Environmental Quality ("TCEQ") and recorded in the Official Public Records of Waller County.

After review and discussion, Director Smith moved to take the following actions: (1) adopt the Order Levying Taxes reflecting a tax rate of $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 $0.505 allocated to contract tax payments, each per $100 of assessed valuation, and direct that the Order be filed appropriately and retained in the District's official records; and (2) authorize execution of the Amendment to Information Form and direct that the Amendment be filed appropriately and retained in the District's official records. 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. Chapa presented and reviewed the operator's report, a copy of which is attached.

Ms. Chapa 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.

After review and discussion, Director Smith moved to (1) approve the operator's report; and (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. 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 and Signage. He recommended approval of Pay Estimate No. 1 and Final in the amount of $61,386.75, payable to Infrastructure Construction Services ("ICS"), and acceptance of the project. He recommended approval of Change Order No. 2 to the contract with ICS to increase the contract in the amount of $2,370.00. The Board determined that Change Order No. 2 is beneficial to the District.

Following review and discussion, Director Smith moved to (1) approve the engineer's report; (2) approve the Pay Estimate, as presented, and accept the completed project; and (3) 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. Director Fields seconded the motion, which passed unanimously.

PARK AND RECREATIONAL FACILITIES MATTERS

There was no discussion on this agenda item.

REPORT ON DEVELOPMENT

Mr. O'Bryant reported on development in the District.

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

BRW

Secretary, Board of Directors

(SEAL)



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