NORTHWEST FREEWAY MUNICIPAL UTILITY DISTRICT
Minutes of Meeting of Board of Directors
September 22, 2025

The Board of Directors (the "Board") of Northwest Freeway Municipal Utility District (the "District") met in regular session, open to the public on September 22, 2025, in accordance with the duly posted Notice of Public Meeting, and the roll was called of the duly constituted officers and members of the Board, as follows:

Tom Wildrick, President
William White, Vice President
Alex Reyes, Secretary
Charles "Kendrick" Dudley, Assistant Secretary
Sheldon Littlejohn, Assistant Secretary

and all of said persons were present, thus constituting a quorum.

Also attending the meeting were Dulce Molina of Municipal Accounts & Consulting, L.P. ("MA&C"); Lonnie Lee of Regional Water Corporation ("RWC"); Emma Highberger of Wheeler & Associates, Inc. ("Wheeler"); Rene Hurtado of Sander Engineering Corporation ("SEC"); Josh Hopper of Storm Water Solutions, LP ("SWS"); Lieutenant Jose Amaya of the Harris County Constable's Office, Precinct 4 ("HCCO"); Alyssa Peruchini of The GMS Group, L.L.C. ("GMS"); Brandon West of Touchstone District Services, LLC ("Touchstone"); and Spencer Creed of Schwartz, Page & Harding, L.L.P. ("SPH").

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

PUBLIC COMMENTS

The Board next considered public comments. There were no comments from the public at this time.

APPROVAL OF MINUTES

The Board next reviewed the minutes of its meeting held on August 25, 2025. Following discussion, Director Wildrick moved that the minutes of the Board's meeting held on August 25, 2025, be approved, as written. Director Reyes seconded said motion, which unanimously carried.

SECURITY REPORT AND SECURITY ISSUES WITHIN THE DISTRICT

Lieutenant Amaya addressed the Board regarding the status of the District's security patrol contract with the HCCO and security issues within the District, and reviewed the monthly activity report for the month of August 2025, a copy of which is attached hereto as **Exhibit A**. Mr. Creed provided the Board with updates concerning the status of the (i) Interlocal Agreement for Law Enforcement Services between Harris County and the District, and (ii) the District's contribution

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for the constable building and parking area project by Cypress Hill Municipal Utility District No. 1.

Lieutenant Amaya exited the meeting at this time.

AUDIT REPORT

The Board deferred review of the District's Audit Report for the fiscal year ended June 30, 2025.

BOOKKEEPER'S REPORT

Ms. Molina next presented to and reviewed with the Board the bookkeeping report dated September 22, 2025, attached hereto as **Exhibit B**, including the disbursements presented for payment from the District's various accounts. After discussion, Director Reyes moved that the bookkeeping report be approved and that the disbursements identified in the report be approved for payment, including check no. 15628 in the amount of $6,175 payable to Guadalupe Gonzalez for the fence replacement at Water Plant No. 3. Director Wildrick seconded said motion, which unanimously carried.

RESOLUTION ADOPTING LIST OF QUALIFIED BROKERS AUTHORIZED TO ENGAGE IN INVESTMENT TRANSACTION WITH DISTRICT

The Board considered adopting a list of qualified brokers authorized to engage in investment transactions with the District. Mr. Creed advised that pursuant to the Public Funds Investment Act, the Board is required to review such list at least annually. He presented to and reviewed with the Board the attached Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District, and a list of financial institutions, brokers and dealers attached thereto, together with a comparison of the list submitted and the list previously adopted by the Board, copies of which are attached hereto as **Exhibit C**. Mr. Creed further noted that the broker list presented is a list of potential institutions with which the District may engage in investment transactions compiled with the input of the District's Investment Officer, but it is ultimately the Board's decision as to where the District's funds are actually placed. After discussion, Director White moved that: (i) the attached Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District be approved by the Board and the District, and (ii) that the President and Secretary be authorized to execute same. Director Dudley seconded said motion, which unanimously carried.

INVESTMENT POLICY

The Board considered the annual review of its Order Establishing Policy for Investment of District Funds and Appointing Investment Officer ("Investment Policy"), and the adoption of a Resolution in connection therewith. Mr. Creed presented to and reviewed with the Board a memorandum prepared by SPH summarizing the proposed changes to the Investment Policy, a copy of which is attached hereto as **Exhibit D**. He presented for the Board's adoption a Resolution Regarding Review of Order Establishing Policy for Investment of District Funds and Appointing

Investment Officer ("Resolution"). After discussion on the matter, Director Wildrick moved that the revised Investment Policy and Resolution attached hereto as **Exhibit E** be adopted to reflect the proposed changes as noted therein, that the President and Secretary be authorized to execute same. Director Littlejohn seconded said motion, which unanimously carried.

TAX ASSESSOR-COLLECTOR'S REPORT

Ms. Highberger next presented to and reviewed with the Board the tax assessor-collector report prepared by Wheeler for the month of August 2025, copies of which are attached hereto as **Exhibit F**. After discussion, Director Reyes moved that the tax assessor-collector's report be approved and that the disbursements identified in the report be approved for payment. Director Wildrick seconded said motion, which unanimously carried.

REPORT AND LEGAL ACTION TAKEN BY THE DISTRICT'S DELINQUENT TAX COLLECTIONS ATTORNEY

Mr. Creed presented to and reviewed with the Board a delinquent tax collections attorney report, received by the District from Ted A. Cox, P.C., a copy of which is attached hereto as **Exhibit G**. A discussion ensued concerning termination of water service to a certain account for non-payment of taxes, as further detailed in the report. Following discussion, Director Wildrick moved that the Board approve termination of water service for non-payment of taxes for account no. 114-643-004-0011. Director Dudley seconded the motion, which unanimously carried.

FINANCIAL ADVISOR'S RECOMMENDATION CONCERNING THE DISTRICT'S 2025 TAX RATE

Ms. Peruchini next addressed the Board and presented GMS' recommendation regarding the proposed 2025 debt service tax rate and maintenance tax rate, a copy of which is attached hereto as **Exhibit H**. She advised that GMS is recommending a proposed 2025 debt service tax rate of $0.23. There was next a discussion regarding the maintenance tax. The Board concluded that a proposed 2025 maintenance tax rate of $0.34 would provide for future District costs. There next followed a discussion concerning the requirements for notice of the District's intention to adopt a 2025 tax rate. Mr. Creed advised that, pursuant to §49.236 of the Texas Water Code, as amended, the District is required to provide a notice containing certain tax-related information in connection with each meeting at which the adoption of a tax rate will be considered. Mr. Creed further advised that the information to be included in the notice is set forth in the Water Code and includes the proposed tax rate to be adopted. He advised that the District must provide the notice by either (1) publishing it at least once in a newspaper having general circulation in the District at least seven days before the date of the meeting at which the tax rate will be adopted, or (2) mailing it to each owner of taxable property in the District, at the address shown on the most recently certified tax roll of the District, at least ten days before the date of the meeting. After further discussion on the matter, Director Dudley moved that the Board accept the financial advisor's recommendation of a proposed 2025 debt service tax rate of $0.23 and a proposed maintenance tax rate of $0.34, and that the District's tax assessor-collector be authorized to publish notice of the District's intention to adopt a 2025 tax rate at its next meeting in the form and at the time required by law. Director Littlejohn seconded said motion, which unanimously carried.

Ms. Peruchini exited the meeting at this time.

OPERATIONS REPORT

Mr. Lee next presented and reviewed the Operations Report for August 2025, a copy of which Report is attached hereto as **Exhibit I**, and discussed same with the Board. He provided the Board with an update concerning the status of inspections of certain lots with multiple structures located thereon and connected to the District's system, including the status of communications with lot owners/customers regarding same. Mr. Lee advised that RWC is still in the process of hand-delivering communications to certain lot owners/customers. A summary of RWC's findings to date is included as part of **Exhibit I**.

Mr. Lee next discussed an appeal of District charges received from customer account no. 50098-1010027522. He advised that the customer is requesting waiver of a $30 charge for a returned payment due to insufficient funds. After discussion on the matter and consideration of the relevant facts and circumstances, Director Wildrick moved that the Board deny the customer's request. Director Reyes seconded the motion, which unanimously carried.

Mr. Lee provided a copy of the water valve inspection report prepared by RWC. It was noted the repairs identified in the report were authorized last month.

Mr. Lee confirmed that the fence replacement project has been completed at Water Plant No. 3.

Ms. Highberger exited the meeting at this time.

ENGINEERING REPORT

Mr. Hurtado presented and reviewed a written engineering report dated September 22, 2025, a copy of which report is attached hereto as **Exhibit J**, relative to the status of various projects within the District, and discussed same with the Board.

Mr. Hurtado addressed the Board regarding the status of the contract with DC Contracting Services, LLC ("DC") for Detention Basin and Storm Sewer to serve Ranch Country (the "Project"). In that regard, he advised that the District is receipt of Pay Estimate No. 10 in the amount of $60,885. Following discussion, Director Dudley moved that the Board approve payment of Pay Estimate No. 10 to DC, as presented. Director Reyes seconded the motion, which unanimously carried.

Mr. Creed next addressed the Board regarding ownership of the land underlying the sanitary sewer easement being maintained by the District along Lazy Kay Lane. In that regard, he advised that SEC has confirmed, according to plat and appraisal district records, that the District does not own fee title to the land and that it is owned by Chi Homes, Inc. Mr. Creed advised that any future requests for more extensive maintenance of the tract may be referred to the owner.

STORM WATER SOLUTIONS, L.P.

Mr. Hopper next presented and reviewed a report provided by SWS, a copy of which is attached hereto as **Exhibit K**. A discussion ensued regarding a truck parked along the drainage channel. Mr. Hopper advised that SWS will coordinate with HCCO to determine if the vehicle belongs to a District resident so a letter can be sent to the resident requesting removal.

ISSUANCE OF UTILITY COMMITMENT(S)

The Board next considered the status of the utility commitment issued to Hockley Investments LLP for the tract located at U.S. Highway 290 and Becker Road. Mr. Creed reminded the Board that the commitment was previously issued to serve a 1.69 acre portion of a 4.0174 acre tract, and that an updated commitment has been requested to serve the entire tract. He advised that development plans include the construction of retail space, a full-service restaurant, and a 42-room motel, and that SEC has confirmed the District has sufficient water and sewer capacity to serve the tract. Following discussion, Director Wildrick moved that the Board approve the issuance of a utility commitment to the customer, and that the President be authorized to execute same on behalf of the Board and the District. Director Dudley seconded the motion, which unanimously carried.

The Board next considered the status of the utility commitment issued to Papadopoulos Ranch Country, L.P. for the 27 acre tract located along U.S. Hwy 290. Mr. Creed advised that the customer has requested to extend the term of the commitment by 24 months. He reminded the Board that development plans include the construction of a mixed retail use and multi-family residential development, and that SEC has confirmed the District has sufficient water and sewer capacity to serve the tract. Mr. Creed advised that a renewal of this commitment will be presented at a future Board meeting.

DEVELOPER'S REPORT

The Board deferred consideration of a developer's report.

ATTORNEY'S REPORT

The Board next considered the Attorney's Report. In connection therewith, Mr. Creed advised that he had nothing additional to discuss with the Board of a legal nature which was not covered under a specific agenda item.

STATUS OF DISTRICT WEBSITE

Mr. West next presented and reviewed a Communications Meeting Report prepared by Touchstone, a copy of which is attached hereto as **Exhibit L**. No action was taken by the Board at this time.

CLOSED SESSION

The Board determined it would not be necessary to enter into Closed Session pursuant to Texas Government Code, Section 551.071 and/or Section 551.072.

MATTERS TO BE CONSIDERED ON FUTURE AGENDAS

The Board considered items for placement on a future agenda. No specific items were requested.

ADJOURNMENT

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

Secretary, Board of Directors

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LIST OF ATTACHMENTS TO MINUTES

Exhibit A	Security Report
Exhibit B	Bookkeeper's Report
Exhibit C	Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District
Exhibit D	Memorandum
Exhibit E	Resolution Regarding Review of Order Establishing Policy for Investment of District Funds and Appointing Investment Officer
Exhibit F	Tax Assessor-Collector Report
Exhibit G	Delinquent Tax Report
Exhibit H	Tax Rate Recommendation
Exhibit I	Operations and Maintenance Report
Exhibit J	Engineer's Report
Exhibit K	Report provided by Storm Water Solutions, L.P.
Exhibit L	Communications Meeting Report