

NORTHWEST FREEWAY MUNICIPAL UTILITY DISTRICT
Minutes of Meeting of Board of Directors
July 28, 2025

The Board of Directors (the "Board") of Northwest Freeway Municipal Utility District (the "District") met in regular session, open to the public on July 28, 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, Secretary
Alex Reyes, Assistant Secretary
Charles "Kendrick" Dudley, 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 and Dale Delatte 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"); Carlos Heredia of LJA Engineering ("LJA"); Greg Talbert, Jon Glumac, and Nick Boehm of D'Agostino Companies ("D'Agostino"); Taylor Hunt of Hart Plumbing Southwest, LLC ("Hart Plumbing"); Frances Perez, P.E. of HGE Consulting, Inc. ("HGE"); Mike Momin and Sam Momin; Sheldon Littlejohn and Raul Chavez, residents of the District; 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.

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 June 2025, a copy of which is attached hereto as **Exhibit A**. A discussion ensued regarding the request from Cypress Hill Municipal Utility District No. 1 ("Cypress Hill") for a District contribution to assist with funding construction of a new building and parking area to be utilized by HCCO. Lieutenant Amaya discussed the benefits of the proposed building and parking area to the HCCO officers patrolling the area. The Board deferred further consideration of the request until later in the meeting.

Lieutenant Amaya exited the meeting at this time.

DEVELOPER'S REPORT

Mr. Glumac and Mr. Hunt addressed the Board regarding the requirement for installation of air gaps between dishwashers and sinks within the apartment units being developed within the 27 acre tract, and a request for a variance from such requirement. Discussions ensued regarding the applicable plumbing standards and requirements pursuant to the terms and conditions of the District's Rate Order. Mr. Hunt stated that he believes the current dishwasher connections meet applicable requirements and are very common in the area. Mr. Delatte addressed the Board and summarized the requirements for an air gap being applied by RWC and why they are necessary. Mr. Lee noted that RWC would not approve the current dishwasher connections without air gaps. Following discussion on the matter, Director Wildrick moved that, based upon the information presented and the recommendation from RWC, D'Agostino's request for variance from the requirement be denied. Director Reyes seconded the motion, which unanimously carried.

Mr. Talbert, Mr. Glumac, Mr. Boehm, Mr. Hunt, and Mr. Perez exited the meeting at this time.

PUBLIC COMMENTS

The Board next considered public comments. There were no comments from the public at this time and the Board continued to the next item of business.

RATIFY ACCEPTANCE OF RESIGNATION OF DIRECTOR

The Board next considered ratifying its prior action in connection with the acceptance of resignation of Director Heredia from the Board of Directors. Following discussion, Director Wildrick moved that such action be ratified and approved in all respects. Director Reyes seconded the motion, which unanimously carried.

APPOINTMENT OF DIRECTOR TO FILL VACANCY ON BOARD

The Board next discussed the appointment of a director to fill the vacancy on the Board. Mr. Littlejohn and Mr. Chavez introduced themselves to the Board and expressed an interest in filling the vacancy. No action was taken by the Board at this time.

APPROVAL OF MINUTES

The Board next reviewed the minutes of its meeting held on June 23, 2025. Following discussion, Director Dudley moved that the minutes of the Board's meeting held on June 23, 2025, be approved, as written. Director White seconded said motion, which unanimously carried.

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 July 28, 2025, attached hereto as **Exhibit B**, including the disbursements presented for payment from the District's various accounts. After discussion, Director Dudley moved that the bookkeeping report be approved and that the disbursements identified in the report be approved for payment. Director Wildrick 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 and delinquent collections listing prepared by Wheeler for the month of June 2025, copies of which are attached hereto as **Exhibit C**. After discussion, Director Dudley 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 D**. No action was taken by the Board at this time.

OPERATIONS REPORT

Mr. Lee next presented and reviewed the Operations Report for June 2025, a copy of which Report is attached hereto as **Exhibit E**, and discussed same with the Board. Discussions ensued regarding 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 has so far been unable to hand-deliver some of the letters to the lots, due to the presence of dogs in the yard. He noted that RWC can coordinate with HCCO to assist with the delivery, if necessary.

Mr. Lee advised that RWC is attempting to obtain at least two (2) additional proposals to replace the fence located at Water Plant No. 3 for consideration by the Board at the next meeting.

Ms. Highberger exited the meeting at this time.

ENGINEERING REPORT

Mr. Hurtado presented and reviewed a written engineering report dated July 28, 2025, a copy of which report is attached hereto as **Exhibit F**, relative to the status of various projects within the District, and discussed same with the Board. Mr. Heredia presented and reviewed a report prepared by LJA on the current condition of the drainage channel, a copy of which is included as part of **Exhibit F**, and advised that the channel is functioning properly, and that no remediation is necessary at this time other than demucking/vegetation removal to ensure

unobstructed flow around "station 41+00". Mr. Hurtado advised that he will further discuss this matter with the Board at the next meeting, after he has had a chance to review the data.

Mr. Hurtado next reminded the Board that the District is in receipt of (i) a request for a utility commitment to serve a tract located at the intersection of Becker Road and Highway 290 to be developed as a retail center, motel, and restaurant, and (ii) a \$5,000 deposit for the costs associated with the preparation by SEC of a capacity analysis to determine if the District has available water and sewer capacity to serve this tract. Mr. Hurtado advised that SEC completed the capacity analysis and that the District does have available water and sewer capacity to serve the tract, but that the tract will be required to discharge its sewer through the existing private force main line. Following discussion, the Board authorized SEC to notify the developer that the District has sufficient capacity to serve the tract.

Mr. Hurtado next addressed the Board regarding a request for annexation of tract(s) located at Roberts Road and Highway 290 to be developed as multi-family apartments. The Board noted that the District is not currently accepting any new out-of-district service/annexation requests at this time. Following discussion, the Board concurred to deny the request and requested SEC notify the landowner accordingly.

Mr. Mike Momin and Mr. Sam Momin exited the meeting at this time.

Mr. Hurtado next addressed the Board regarding the status of design of the Wastewater Treatment Plant Improvements and Lift Station conversion project (the "Project"). He advised that Harris County will require a hydraulic analysis prior to plan approval for the Project. Mr. Hurtado recommended that the analysis be prepared by its subcontractor WGA at an estimated cost of \$30,000, and noted that it will take approximately 2-3 months to complete.

Mr. Hurtado next 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. 7 and Pay Estimate No. 8 in the amounts of \$279,158.40, and \$85,954.71, respectively. Following discussion, Director Heredia moved that the Board approve payment of Pay Estimate Nos. 7 and 8 to DC, as presented. Director Dudley seconded the motion, which unanimously carried.

Mr. Hurtado addressed the Board regarding the status of the contract with Gilleland Smith Construction, Inc. ("Gilleland") for Water Plant No. 3 improvements. In that regard, he advised that the District is receipt of Pay Estimate No. 8 in the amount of \$48,690.00. Following discussion, Director Wildrick moved that the Board approve payment of Pay Estimate No. 8 to Gilleland, as presented. Director White seconded the motion, which unanimously carried.

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 G**. An inquiry was made as to who owns the easement located at page thirteen (13) of the report. It was noted that certain residents are concerned about trees within the

easement growing over their fences. Mr. Hurtado stated that SEC will look into this matter and report back to the Board. No action was taken by the Board at this time.

ISSUANCE OF UTILITY COMMITMENT(S)

It was noted that this item was covered earlier in the meeting, under the engineer's report.

ATTORNEY'S REPORT

The Board next considered the Attorney's Report. A discussion re-ensued regarding the request from Cypress Hill for a District contribution to assist with funding construction of a new building and parking area to be utilized by HCCO. Following discussion, Director Wildrick moved that the District contribute a total of \$10,000 to Cypress Hill for this project, and that SPH be authorized to notify Cypress Hill's attorney and complete and return the associated Pledge Form, a copy of which is attached hereto as **Exhibit H**. Director Dudley seconded the motion, which unanimously carried.

STATUS OF DISTRICT WEBSITE

Mr. Creed next presented and reviewed a Communications Meeting Report prepared by Touchstone District Services, LLC, a copy of which is attached hereto as **Exhibit I**. 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 Wildrick seconded the motion, which unanimously carried.



Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

Exhibit A	Security Report
Exhibit B	Bookkeeper's Report
Exhibit C	Tax Assessor-Collector Report
Exhibit D	Delinquent Tax Report
Exhibit E	Operations and Maintenance Report
Exhibit F	Engineer's Report
Exhibit G	Report provided by Storm Water Solutions, L.P.
Exhibit H	Pledge Form
Exhibit I	Communications Meeting Report