

NORTHWEST FREEWAY MUNICIPAL UTILITY DISTRICT
Minutes of Meeting of Board of Directors
February 2, 2026

The Board of Directors (the "Board") of Northwest Freeway Municipal Utility District (the "District") met in special session, open to the public on February 2, 2026, 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"); Scott Barr and Jennifer Baker of Regional Water Corporation ("RWC"); Emma Highberger of Wheeler & Associates, Inc. ("Wheeler"); Rene Hurtado of Sander Engineering Corporation ("SEC"); Brandon West of Touchstone District Services, LLC ("Touchstone"); Josh Hopper and Luis Cebrian of Storm Water Solutions, LP ("SWS"); William Papadopoulos, a developer of property within 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.

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 December 22, 2025. Following discussion, Director Reyes moved that the minutes of the Board's meeting held on December 22, 2025, be approved, as written. Director Wildrick seconded said motion, which unanimously carried.

SECURITY REPORT(S) AND SECURITY ISSUES WITHIN THE DISTRICT

Mr. Creed next presented the District's monthly activity reports provided by the Harris County Constable's Office, Precinct 4 for the months of December 2025 and January 2026, copies of which are attached hereto as **Exhibit A**. No action was taken by the Board at this time.

BOOKKEEPER'S REPORT

Ms. Molina next presented to and reviewed with the Board the bookkeeping report dated February 2, 2026, 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, including check nos. 15755 (\$408.18), 15756 (\$596.58), and 15757 (\$574.60) payable to Directors Reyes, Dudley, and Littlejohn, respectively, for eligible expenses related to their attendance at the recent Association of Water Board Directors conference. 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 December 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 White 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**. 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. 134-721-007-0029. Director Dudley seconded the motion, which unanimously carried.

RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

Mr. Creed next outlined for the Board the various tax exemptions available for the District, including the exemptions provided for by Article VIII, Section 1-b of the Texas Constitution, and Sections 11.13 of the Tax Code, as amended. He advised that under said provisions, the District may provide for the exemption of up to 20% (but not less than \$5,000, if granted) of the market value of residential homestead improvements for the year 2026, and the District may also exempt residential homesteads of persons who are under a disability for purposes of payment of disability insurance benefits under the Federal Old Age, Survivors and Disability Insurance Act, or its successor, or persons sixty-five years of age or older from ad valorem taxes levied by the District during the calendar year 2026, and, if any such exemptions are granted, they must be for not less than \$3,000 of the market value of such homesteads. After discussion, Director Wildrick moved that the District (i) grant a residential homestead exemption in the amount of 5%, but in no event less than \$5,000, (ii) grant an exemption for persons under a disability or sixty-five years of age or older in the amount of \$15,000 from ad valorem taxes levied by the District during the calendar year 2026, and (iii) adopt the Resolution attached hereto as **Exhibit E** relative to same. Director Littlejohn seconded said motion, which unanimously carried.

ADDITIONAL PENALTY ON DELINQUENT PERSONAL PROPERTY TAXES

Mr. Creed advised the Board it is authorized pursuant to Section 33.07 of the Property Tax Code to impose, under certain conditions, an additional penalty not to exceed twenty percent (20%) of the total taxes, penalty and interest due the District on personal property that become delinquent after February 1 of a year and that remain delinquent sixty (60) days after said date, to defray the costs of collection of said delinquent taxes, in accordance with Section 33.11 of the Property Tax Code, as amended. The Board next considered the adoption of a resolution authorizing such additional penalty. After discussion on the matter, it was moved by Director Wildrick, seconded by Director Littlejohn and unanimously carried, that the Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes, attached hereto as **Exhibit F**, be adopted by the Board.

OPERATIONS REPORT

Mr. Barr next presented and reviewed the Operations Report for December 2025, a copy of which Report is attached hereto as **Exhibit G**, and discussed same with the Board. He advised that a blower located at the Wastewater Treatment Plant is in need of being repaired or replaced. Following discussion, Director Wildrick moved that RWC be authorized to replace the blower at a cost of approximately \$19,287.00. Director Littlejohn seconded the motion, which unanimously carried.

Mr. Lee next provided the Board with an update concerning the status of the insurance claim for the well motor repair at Water Plant No. 2, and advised that the claim has been approved by the insurance carrier.

ENGINEERING REPORT

Mr. Hurtado presented and reviewed a written engineering report dated February 2, 2026, a copy of which report is attached hereto as **Exhibit H**, relative to the status of various projects within the District, and discussed same with the Board.

Mr. Hurtado next presented to and reviewed with the Board a proposed Schedule of Engineering fees for 2026, a copy of which is attached to the Engineer's Report. He noted that the proposed new hourly rates, effective as of January 1, 2026, reflect an approximate 3% increase over SEC's current rates.

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 I**. No action was taken by the Board at this time.

ISSUANCE OF UTILITY COMMITMENT(S)

The Board deferred consideration of issuance of utility commitments after noting that no requests had been received.

DEVELOPER'S REPORT

The Board next considered the developer's report. Mr. Papadopoulos advised he had no updates to discuss with the Board at this time.

AUTHORIZE PREPARATION AND SUBMISSION OF DISTRICT INFORMATION TO TEXAS COMPTROLLER OF PUBLIC ACCOUNTS FOR INCLUSION IN THE SPECIAL PURPOSE DISTRICT PUBLIC INFORMATION DATABASE

Mr. Creed next informed the Board that, pursuant to provisions of Chapter 403, Government Code, and Chapter 203, Local Government Code, the District is required to submit information to the Texas Comptroller of Public Accounts (the "Comptroller") for inclusion in the Special Purpose District Public Information Database. Following discussion, Director Wildrick moved that the District's auditor, Forvis Mazars, LLP, be authorized to prepare the required information and submit same to the Comptroller for inclusion in the Special Purpose District Public Information Database. Director White seconded the motion, which unanimously carried.

RENEWAL OF DISTRICT INSURANCE COVERAGES AND AUTHORIZE SOLICITATION OF PROPOSAL(S) FOR SAME

The Board next considered authorizing solicitation of proposals for renewal of the District's insurance policies. In that regard, Mr. Creed advised the Board that the District's current insurance policies are provided through Arthur J. Gallagher & Co. and that such policies will expire on March 31, 2026. He queried whether the Board desired to have SPH request written proposals from other insurance providers. After discussion, Director Dudley authorized SPH to solicit a one year term renewal proposal from only Arthur J. Gallagher & Co. for consideration at the next Board meeting. Director Littlejohn seconded the motion, which unanimously carried.

MATTERS RELATED TO MAY 2, 2026 DIRECTORS ELECTION

Mr. Creed reported on issues related to the District's Directors Election (the "Election") to be held on May 2, 2026. In connection therewith, he presented to and discussed with the Board a memorandum prepared by SPH, a copy of which is attached hereto as **Exhibit J**. Mr. Creed advised that Harris County will not offer joint election services to political subdivisions for the May 2, 2026 election, and therefore, the District will have to hold an independent election. He further discussed the challenges of administrating an independent election.

ACCESSIBLE VOTING SYSTEM

Mr. Creed noted that Section 49.111, Texas Water Code, provides an exemption from the requirement to provide certain electronic voting systems at the Election if the District's previous directors election was canceled as uncontested or if fewer than 250 voters voted in the District's

previous directors election. He reported that the District is exempt from said requirement because fewer than 250 voters voted in the District's previous directors election. Following discussion, it was moved by Director Dudley, seconded by Director Reyes and unanimously carried that SPH be authorized to provide notice of the District's intent not to provide electronic voting systems for said Election by publication in a newspaper of general circulation in an area that includes the District.

SUPPLEMENTAL AGENDA

The Board considered calling the Election in accordance with the requirements of the Texas Water Code. In connection therewith, Mr. Creed presented the Order Calling Directors Election (the "Order") attached hereto as **Exhibit K** calling the Election to be held on May 2, 2026. It was noted that the terms of office of Directors Wildrick, White, and Littlejohn expire in May of this year. In reviewing the Order with the Board, Mr. Creed advised that the Texas Water Code and the Texas Election Code authorize the Board to designate an agent to perform certain duties in connection with the Election, and that the Order named Kris Eddlemon as such agent (the "Election Agent"). He further advised the Board that notice of the Election must be given in accordance with the requirements of the Texas Election Code. Mr. Creed advised the Board that notice of the Election could be given by one or more of the following methods: (i) publishing the notice in a newspaper published in the territory of the District or of general circulation in the District at least ten (10) days before the election, but not more than thirty (30) days before the election; (ii) posting the notice at a public place in each election precinct that overlaps the District at least twenty-one (21) days before the election; or (iii) mailing the notice to each registered voter in the District at least ten (10) days before the election. He further advised that, in addition to the above, notice must be posted on the District's website at least twenty-one (21) days before the election. Following discussion of the options, the Board concurred that notice of the Election be given by posting same at a public place in each election precinct that overlaps the District and on the District's website. After discussion on the matter, Director Dudley moved that said Order be passed and adopted, that the President or Vice President and Secretary or Assistant Secretary be authorized to execute the Order, and that the Election Agent be authorized and directed to make necessary arrangements for the Election in accordance with the Order. Director Reyes seconded said motion, which unanimously carried. Mr. Creed advised the Board that if each candidate whose name is to appear on the ballot is unopposed as of 5:00 p.m. on February 20, 2026, the Board may thereafter cancel the Election in accordance with the Texas Election Code.

The Board next considered the establishment of fees to be paid to officials for the Election. Mr. Creed advised the Board that in accordance with the Texas Election Code, the rate of pay for judges and clerks shall be determined by the Board, but shall not be less than the federal minimum wage rate. After discussion on the matter, Director Dudley moved that the judges and clerks for the Election, including early voting clerks, be paid \$20.00 per hour. Director Reyes seconded said motion, which unanimously carried.

ATTORNEY'S REPORT

The Board next considered the Attorney's Report. In connection therewith, Mr. Creed presented to and reviewed with the Board a report from Municipal Risk Management Group, LLC ("MRMG") concerning arbitrage and yield restriction regulations relative to the District's outstanding bonds, a copy of which report is attached hereto as **Exhibit L**. He reminded the Board that it had previously executed an engagement letter for compliance services with Arbitrage Compliance Specialists, Inc. ("ACS"), a copy of which engagement letter is included with **Exhibit L**, pursuant to which any authorized reports will be prepared. After discussion, Director Wildrick moved that the Board authorize ACS to prepare the recommended interim calculation for the District's Series 2018 Unlimited Tax Bonds. Director Dudley seconded the motion, which unanimously carried.

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 M**. 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 Wildrick moved that the meeting be adjourned. Director Dudley seconded the motion, which unanimously carried.



Alex Steyer
Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

Exhibit A	Security Reports
Exhibit B	Bookkeeper's Report
Exhibit C	Tax Assessor-Collector Report
Exhibit D	Delinquent Tax Report
Exhibit E	Resolution Concerning Exemptions From Taxation
Exhibit F	Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes
Exhibit G	Operations and Maintenance Report
Exhibit H	Engineer's Report
Exhibit I	Report provided by Storm Water Solutions, L.P.
Exhibit J	Memorandum provided by Schwartz, Page & Harding, L.L.P.
Exhibit K	Order Calling Directors Election
Exhibit L	Report provided by Municipal Risk Management Group, LLC
Exhibit M	Communications Meeting Report