

NORTHWEST FREEWAY MUNICIPAL UTILITY DISTRICT
Minutes of Meeting of Board of Directors
September 28, 2026

The Board of Directors (the "Board") of Northwest Freeway Municipal Utility District (the "District") met in regular session, open to the public on September 28, 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 with the exception of Director White, thus constituting a quorum.

Also attending the meeting were Dulce Molina of Municipal Accounts & Consulting, L.P. ("MA&C"); Scott Barr of Regional Water Corporation ("RWC"); Emma Highberger of Wheeler & Associates, Inc. ("Wheeler"); Rene Hurtado of Sander Engineering Corporation ("SEC"); Luis Cebrian of Storm Water Solutions, L.P. ("SWS"); Brandon West of Touchstone District Services, LLC ("Touchstone"); Alyssa Peruchini of The GMS Group, L.L.C. ("GMS"); and Cole Trolinger 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 24, 2026. A revision was noted to page 3 of said minutes. Following discussion, Director Wildrick moved that the minutes of the Board's meeting held on August 24, 2026, be approved, as revised. Director Dudley seconded said motion, which unanimously carried.

SECURITY REPORT(S) AND SECURITY ISSUES WITHIN THE DISTRICT

Mr. Trolinger next presented and reviewed a security report provided by the Harris County Constable's Office, Precinct 4, a copy of which is attached hereto as **Exhibit A**. No action was taken by the Board at this time.

AUDIT REPORT

The Board deferred review of the District's Audit Report for the fiscal year ended June 30, 2026.

BOOKKEEPER'S REPORT

Ms. Molina next presented to and reviewed with the Board the bookkeeping report dated September 28, 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. Director Reyes 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 2026, a copy of which is 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. Trolinger 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.

2026 TAX RATE RECOMMENDATION

Ms. Peruchini next addressed the Board and presented GMS' recommendation regarding the proposed 2026 debt service tax rate and maintenance tax rate, a copy of which is attached hereto as **Exhibit E**. She advised that GMS is recommending a proposed 2026 debt service tax rate of \$0.20. There was next a discussion regarding the maintenance tax. The Board concluded that a proposed 2026 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 2026 tax rate. Mr. Trolinger 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. Trolinger 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 Littlejohn moved that the Board accept the financial advisor's recommendation of a proposed 2026 debt service tax rate of \$0.20 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 2026 tax rate at its next meeting in the form and at the time required by law. Director Wildrick seconded said motion, which unanimously carried.

OPERATIONS REPORT

Mr. Barr next presented and reviewed the Operations Report for August 2026, a copy of which Report is attached hereto as **Exhibit F**, and discussed same with the Board. He advised that GM Services recently completed performance testing at Water Well Nos. 2 and 3, and noted that a copy of the Performance Test Report is attached as part of the Operations Report.

Mr. Barr next advised that the conveyor belt located at the Wastewater Treatment Plant needs to be replaced, and that NTS has provided a proposal in the amount of \$14,088.00 to replace same. Following discussion, Director Dudley moved that the Board approve the proposal provided by NTS. Director Reyes seconded the motion, which unanimously carried.

ENGINEERING REPORT

Mr. Hurtado presented and reviewed a written engineering report dated September 28, 2026, a copy of which report is attached hereto as **Exhibit G**, relative to the status of various projects within the District, and discussed same with the Board. He addressed the Board regarding the status of the contract with DC Contracting Services, LLC ("DC") for detention basin and storm sewer improvements to serve Ranch Country. In that regard, he advised that the District is in receipt of Pay Estimate No. 11 and Final in the amount of \$143,622.92. It was noted there are outstanding punchlist items that need to be addressed in connection with this project. Following discussion, Director Dudley moved that the Board approve payment of Pay Estimate No. 11 and Final to DC, as presented, subject to completion of all punchlist items. Director Wildrick seconded the motion, which unanimously carried.

STORM WATER SOLUTIONS, L.P.

Mr. Cebrian next presented and reviewed a report provided by SWS, a copy of which is attached hereto as **Exhibit H**. He advised that the no trespassing signs were installed at the Water Plant No. 1 site. No action was taken by the Board at this time.

Mr. Cebrian and Ms. Peruchini exited the meeting 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

As the next order of business, the Board considered the Developer's report. It was noted that there was nothing to discuss under this item other than what was addressed earlier in the meeting.

Mr. Hurtado advised that Clay Development inquired about obtaining water and sewer capacity from the District, and he noted that the District does not have sufficient water and sewer capacity to serve the tract. Following discussion, the Board authorized SEC to notify the developer of same.

ATTORNEY'S REPORT

The Board next considered the Attorney's Report. In connection therewith, Mr. Trolinger advised the Board 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 with the Board provided by Touchstone, 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	2026 Tax Rate Recommendation
Exhibit F	Operations and Maintenance Report
Exhibit G	Engineer's Report
Exhibit H	Report provided by Storm Water Solutions, L.P.
Exhibit I	Communications Meeting Report