

NORTHWEST FREEWAY MUNICIPAL UTILITY DISTRICT
Minutes of Meeting of Board of Directors
October 27, 2025

The Board of Directors (the "Board") of Northwest Freeway Municipal Utility District (the "District") met in regular session, open to the public on October 27, 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 with the exception of Director Littlejohn, who entered later in the meeting as noted herein, 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"); Josh Hopper of Storm Water Solutions, LP ("SWS"); Sherri Greenwood of Forvis Mazars, LLP ("Forvis"); 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 September 22, 2025. Following discussion, Director Dudley moved that the minutes of the Board's meeting held on September 22, 2025, be approved, as written. Director Reyes seconded said motion, which unanimously carried.

SECURITY REPORT AND SECURITY ISSUES WITHIN THE DISTRICT

Mr. Creed next presented the District's monthly activity report provided by the Harris County Constable's Office, Precinct 4 for the month of September 2025, a copy of which is attached hereto as **Exhibit A**. He then provided the Board with an update concerning the status of the District's contribution for the constable building and parking area project by Cypress Hill Municipal Utility District No. 1.

Director Littlejohn entered the meeting at this time.

AUDIT REPORT

Ms. Greenwood next presented to and reviewed with the Board the draft audit report prepared for the District's fiscal year ending June 30, 2025, a copy of which is attached hereto as **Exhibit B**, and discussed various sections of the audit report with the Board. After discussion, Director Wildrick moved that the audit report for the fiscal year ending June 30, 2025, be approved, subject to final review and any comments to same by SPH, that the President be authorized to execute an annual filing affidavit on behalf of the Board and District, and that such audit report and Annual Filing Affidavit be filed with the appropriate governmental authorities, including the Texas Commission on Environmental Quality. Director White seconded said motion, which unanimously carried.

BOOKKEEPER'S REPORT

Ms. Molina next presented to and reviewed with the Board the bookkeeping report dated October 27, 2025, attached hereto as **Exhibit C**, 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. Director Dudley seconded said motion, which unanimously carried.

STATUS OF COMPLIANCE BY THE DISTRICT WITH TEXAS GOVERNMENT CODE, CHAPTER 2265

As the next order of business, the Board considered the status of compliance by the District with Texas Government Code, Chapter 2265 relative to energy reporting requirements. Ms. Molina addressed the Board and reviewed the applicable report, a copy of which is attached to the bookkeeping report (**Exhibit C**). Mr. Creed noted that no further action by the Board is necessary at this time.

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 September 2025, copies of which are attached hereto as **Exhibit D**. 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 Dudley seconded said motion, which unanimously carried.

AUTHORIZE PREPARATION AND FILING OF INITIAL LOCAL GOVERNMENT BOND, TAX, AND PROJECT REPORT

Mr. Creed next advised the Board that, pursuant to Chapter 403, Texas Gov't Code, as amended by H. B. 103 in the 89th Regular Legislative Session, every taxing unit that currently levies a tax, including the District, must annually submit a tax rate and bond authorization and issuance report to the Comptroller of Public Accounts (the "Comptroller") for inclusion in the Comptroller's Local Government, Bond, Tax, and Project Database. He stated that the initial report

will include historical tax rate and bond election and issuance information for the District for the previous ten year period and must be submitted by January 1, 2026. Following discussion, Director Wildrick moved that the District's consultants be authorized to prepare the report, and that SPH be authorized to submit same to the Comptroller on the District's behalf. Director Dudley seconded the motion which carried unanimously.

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

CONDUCT PUBLIC HEARING REGARDING ADOPTION OF THE DISTRICT'S 2025 TAX RATE

As the next order of business, the Board conducted a public hearing regarding the adoption of the District's proposed tax rate for 2025. There being no comments presented from the public, such hearing was then closed.

LEVY OF THE DISTRICT'S 2025 TAX RATE

The Board discussed setting the District's 2025 tax rate. Ms. Highberger confirmed that the notice of the District's intention to set a tax rate had been published in accordance with all legal requirements and as directed at the Board's September 22, 2025, meeting. After discussion on the matter, Director Reyes moved that: (i) the Board adopt the tax rate proposed at the Board's September 22, 2025, meeting and as reflected in the notice; (ii) the District levy a 2025 debt service tax rate of \$0.23 per \$100 of assessed valuation and a 2025 maintenance tax rate of \$0.34 per \$100 of assessed valuation, resulting in a total 2025 tax rate of \$0.57 per \$100 of assessed valuation; and (iii) the Order Levying Taxes, attached hereto as **Exhibit F**, be adopted in connection therewith, and that the President be authorized to execute and the Secretary to attest same on behalf of the Board and the District. Director White seconded said motion, which carried unanimously.

APPROVAL AND EXECUTION OF AN AMENDED DISTRICT INFORMATION FORM

Mr. Creed next presented and discussed with the Board an Amendment to the Amended and Restated District Information Form ("DIF") in connection with the levy of the District's 2025 tax rate. After discussion regarding the amendments to the DIF, Director Reyes moved that the amended DIF be approved, that a majority of Board members be authorized to execute the amended DIF on behalf of the Board and the District, and that all Board members present join in the filing of the amended DIF, as evidenced by a majority of Board members executing same. Director White seconded said motion, which carried unanimously.

OPERATIONS REPORT

Mr. Barr next presented and reviewed the Operations Report for September 2025, a copy of which Report is attached hereto as **Exhibit G**, 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. Barr advised that RWC is still in the process of hand-delivering communications to certain lot owners/customers. Mr. Barr noted that there was a violation at the Wastewater Treatment Plant during the month, but that it had been resolved. No action was taken by the Board at this time.

Ms. Highberger and Ms. Greenwood exited the meeting at this time.

ENGINEERING REPORT

Mr. Hurtado presented and reviewed a written engineering report dated October 27, 2025, 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. He advised that SEC had been approached about a service request for a tract located outside the District at the corner of Roberts Road and U.S. Highway 290. He stated SEC had advised the property owner that the District would likely be unable to serve the property and asked for additional information about the proposed development. No action was taken by the Board at this time.

Mr. Creed inquired about future maintenance of the detention pond and pump system serving the 27 acre tract. Mr. Hopper advised that SWS will prepare a proposed maintenance schedule and budget for same.

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**. He provided the Board with an update regarding a truck parked along the drainage channel. 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 new requests had been received.

DEVELOPER'S REPORT

The Board deferred consideration of a developer's report.

ATTORNEY'S REPORT

The Board next considered the Attorney's Report. In that regard, Mr. Creed presented and reviewed an Arbitrage Rebate Calculation Report and Yield Restriction Calculations prepared by Arbitrage Compliance Specialists, Inc. for the District's Unlimited Tax Bonds, Series 2018, copies of which are attached hereto as **Exhibit J**. He noted that, according to the reports, no action is required by the Board at this time.

A discussion ensued regarding designation of a representative of the Board to vote in the Association of Water Board Directors ("AWBD") bylaws and amendments and elections. After discussion, the Board concurred to designate Director Reyes to vote in the AWBD's bylaws amendments and elections on the District's behalf.

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 K**. 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



LIST OF ATTACHMENTS TO MINUTES

Exhibit A	Security Report
Exhibit B	Draft Audit Report
Exhibit C	Bookkeeper's Report
Exhibit D	Tax Assessor-Collector Report
Exhibit E	Delinquent Tax Report
Exhibit F	Order Levying Taxes
Exhibit G	Operations and Maintenance Report
Exhibit H	Engineer's Report
Exhibit I	Report provided by Storm Water Solutions, L.P.
Exhibit J	Arbitrage Rebate Calculation Report and Yield Restriction Calculations prepared by Arbitrage Compliance Specialists, Inc. for the District's Unlimited Tax Bonds, Series 2018
Exhibit K	Communications Meeting Report