

NORTHWEST FREEWAY MUNICIPAL UTILITY DISTRICT
Minutes of Meeting of Board of Directors
August 24, 2026

The Board of Directors (the "Board") of Northwest Freeway Municipal Utility District (the "District") met in regular session, open to the public on August 24, 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 Littlejohn, 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"), who entered later in the meeting as noted herein; Luis Cebrian of Storm Water Solutions, L.P. ("SWS"); Brandon West of Touchstone District Services, LLC ("Touchstone"); Juanita Walker and Ray Calloway, residents of the District, who each entered later in the meeting as noted herein; 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 July 27, 2026. A revision was noted to page 4 of said minutes by Director Reyes. Following discussion, Director Wildrick moved that the minutes of the Board's meeting held on July 27, 2026, be approved, as revised. Director White seconded said motion, which unanimously carried.

Ms. Walker and Mr. Calloway entered the meeting at this time.

SECURITY REPORT(S) AND SECURITY ISSUES WITHIN THE DISTRICT

Mr. Creed 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**.

A discussion ensued regarding the request from Ranch Country Association, Inc. (the "Association") related to the installation of Flock cameras. Following discussion, the Board requested that this item be removed from future agendas until more information is received related to the proposed installation of the cameras.

The Board next discussed the status of the contract for supplemental security patrols coordinated by the Association and associated monthly reports. Following discussion, the Board concurred that payment to the Association be held pending receipt of the additional items requested by the District.

Mr. Hurtado entered the meeting at this time.

APPEAL OF DISTRICT CHARGES

Ms. Walker and Mr. Calloway addressed the Board at this time in connection with the appeal of District charges that was presented and discussed at the July meeting. A copy of information related to the appeal is included with the Operations Report, attached hereto as **Exhibit E**. Ms. Calloway requested that an adjustment be made to her account based upon high usage due to a water leak. Following discussion, Director Dudley moved that the Board extend the previously approved payment plan from six (6) months to twelve (12) months in order to satisfy the remaining balance, subject to the customer remaining current with water bill payments going forward. Director White seconded the motion, which unanimously carried.

Ms. Walker and Mr. Calloway 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, 2026.

BOOKKEEPER'S REPORT

Ms. Molina next presented to and reviewed with the Board the bookkeeping report dated August 24, 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 White seconded said motion, which unanimously carried. It was noted that check no. 15996 payable to the Association in the amount of \$1,000 would be held, pending receipt of the requested information related to supplemental security patrols.

Ms. Molina then presented to and reviewed with the Board a Quarterly Investment Report, which had been prepared by MA&C for the reporting period ending June 30, 2026, a copy of which is included with **Exhibit B**. After review of the Quarterly Investment Report and upon motion duly made by Director Dudley, seconded by Director White and unanimously carried, said Quarterly Investment Report was approved and the District's Investment Officer was authorized to execute same on behalf of the Board and the District.

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 July 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. 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 certain accounts for non-payment of taxes, as further detailed in the report. Following discussion, Director Dudley moved that the Board approve termination of water service for non-payment of taxes for the accounts identified in the report, if the taxes are not pay by the stated deadline of August 31, 2026. Director Wildrick seconded the motion, which unanimously carried.

2026 TAX RATE RECOMMENDATION

The Board deferred consideration of the financial advisor's recommendation concerning the District's proposed 2026 tax rate until the next meeting.

OPERATIONS REPORT

Mr. Barr next presented and reviewed the Operations Report for July 2026, a copy of which Report is attached hereto as **Exhibit E**, and discussed same with the Board. He advised that (i) the new motor has been installed at Water Plant No. 3, Booster Pump No. 4, (ii) the clarifier primary gearbox located at the Wastewater Treatment Plant has been replaced, and (iii) top cleaning of the onsite lift station has been completed.

Mr. Creed suggested that a representative sampling of the lots with multiple structures currently located on them and connected to the District's system be included as part of the future facilities tour, so that the Board may properly evaluate same. Following discussion, the Board concurred to add that item to the tour schedule.

ENGINEERING REPORT

Mr. Hurtado presented and reviewed a written engineering report dated August 24, 2026, 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. No action was taken by the Board at this time.

Mr. Creed requested that Mr. Hurtado follow up with W.W. Grainger regarding notice of its pro-rata share of the upcoming Wastewater Treatment Plant rehabilitation project.

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 G**. He provided the Board with an update concerning the status of the no trespassing signs to be installed at the Water Plant No. 1 site. 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

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.

CYBERSECURITY

The Board next considered the status of compliance with the annual cybersecurity training as required by Chapters 2054 and 2063, Texas Government Code. The Board noted that all directors have completed the training.

LOCAL GOVERNMENT BOND, TAX, AND PROJECT DATABASE REPORT

Mr. Creed advised the Board that, pursuant to Chapter 403, Texas Government 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 noted that, pursuant to the rules adopted by the Comptroller, the annual report will include (i) bond elections held in May 2026, and (ii) bond issuances that utilized authority voted since May 2015. Following discussion, Director Reyes 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.

ATTORNEY'S REPORT

The Board next considered the Attorney's Report. In connection therewith, Mr. Creed 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 H**. 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	Communications Meeting Report