**NORTHWEST FREEWAY MUNICIPAL UTILITY DISTRICT**
**Minutes of Meeting of Board of Directors**
**June 22, 2026**

The Board of Directors (the "Board") of Northwest Freeway Municipal Utility District (the "District") met in special session, open to the public on June 22, 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"); David Rowe and Jennifer Rowe-Baker of Water District Management Company ("WDM"); Rene Hurtado of Sander Engineering Corporation ("SEC"); Luis Cebrian of Storm Water Solutions, L.P. ("SWS"); Brandon West of Touchstone District Services, LLC ("Touchstone"); Emma Highberger of Wheeler & Associates, Inc. ("Wheeler"); Captain Rodriguez of the Harris County Constable's Office, Precinct 4 ("HCCO"); Tom Lamson, Carlos Herrera, and Caroline Stevens, residents and/or owners of property within of the District; and Spencer Creed 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. Mr. Herrera addressed the Board at this time and made several inquiries related to the District's proposed operating budget for the fiscal year ending June 30, 2027, to which the Board and consultants responded. It was noted that further discussion related to the budget will take place later in the meeting.

## APPROVAL OF MINUTES

The Board next reviewed the minutes of its meeting held on May 18, 2026. Following discussion, Director Wildrick moved that the minutes of the Board's meeting held on May 18, 2026, be approved, as written. Director Dudley seconded said motion, which unanimously carried.



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**ACCEPTANCE OF QUALIFICATION STATEMENT, AFFIDAVIT OF CURRENT DIRECTOR, ELECTION NOT TO DISCLOSE CERTAIN INFORMATION, BOND, AND OATH OF OFFICE**

The Board deferred acceptance of a Qualification Statement, Affidavit of Current Director, Election Not to Disclose Certain Information, Bond, and Oath of Office for Director Littlejohn until the next meeting.

**ENGAGEMENT OF AUDITOR**

The Board deferred engagement of an auditor to prepare a financial audit for the District's fiscal year ending June 30, 2026, until the next meeting.

**SECURITY REPORT(S) AND SECURITY ISSUES WITHIN THE DISTRICT**

Captain Rodriguez next presented and reviewed a security report provided by HCCO, a copy of which is attached hereto as **Exhibit A**. She advised that HCCO is working on towing vehicles that have been abandoned in the District. Shen then addressed the Board regarding the District's renewal contract options, including a 65/35 percent cost sharing ratio. Following discussion, Director Wildrick moved that the Board renew the District's law enforcement services contract in October 2026, to include the current number of officers and to contract directly with HCCO based upon a cost sharing ratio of 65/35 percent. Director White seconded the motion, which unanimously carried.

The Board then considered a request from Ranch Country Association, Inc. (the "Association") related to the installation of license plate readers in the District through Flock Safety. Ms. Stevens addressed the Board concerning same. Captain Rodriguez further addressed the Board on this item and advised that she will provide recommendations to the Board for placement of the cameras at the next meeting. The Board deferred taking action as this time and determined to discuss further at the next meeting.

Captain Rodriguez exited the meeting at this time.

**BOOKKEEPER'S REPORT**

Ms. Molina next presented to and reviewed with the Board the bookkeeping report dated June 22, 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 no. 15925 in the amount of $1,491.57 payable to Director Reyes for eligible reimbursement of expenses related to attendance at the recent Association of Water Board Directors conference. Director Reyes seconded said motion, which unanimously carried.

Ms. Molina next presented to and reviewed with the Board a proposed budget relative to the District's General Operating Fund for the fiscal year ending June 30, 2027, a copy of which is included with **Exhibit B**. A discussion ensued during which Ms. Molina further addressed the budget questions raised by Mr. Herrera. After discussion, Director Wildrick moved that the Board adopt the proposed budget for the fiscal year ending June 30, 2027, as presented. Director Dudley seconded said motion, which unanimously carried.

Ms. Molina next provided the Board with an update concerning the status of the contract for supplemental security patrols coordinated by the Association and associated monthly reports. No action was taken by the Board 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 & Associates, Inc. for the month of May 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 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**. No action was taken by the Board at this time.

**OPERATIONS REPORT**

Mr. Barr next presented and reviewed the Operations Report for May 2026, a copy of which Report is attached hereto as **Exhibit E**, and discussed same with the Board. He advised that the commercial meters have been tested, and that no repairs are recommended at this time.

Mr. Barr next advised that booster pump no. 4 located at Water Plant No. 3 has been repaired, but the motor is in need of being repaired or replaced. Following discussion, Director Dudley moved that RWC be authorized to replace the motor at a cost of $6,379. Director Reyes seconded the motion, which unanimously carried.

**SUBMISSION OF CRITICAL LOAD INFORMATION**

Mr. Creed next advised that Section 13.1396 of the Texas Water Code, as amended, requires the District to update its information identifying the location and description of facilities that have qualified for critical load status and its information regarding emergency contacts (a) annually to each electric utility that provides transmission and distribution service to the District and each retail electric provider that sells power to the District and (b) immediately upon any change in the information to the above entities, as well as to the office of emergency management of Harris County, the Public Utility Commission of Texas, and the division of emergency management of the governor. Following discussion, Director Wildrick moved to authorize SEC to make such submissions on behalf of the District, as and if necessary. The motion was seconded by Director Dudley and carried by unanimous vote.

Ms. Rowe-Baker exited the meeting at this time.

**ENGINEERING REPORT**

Mr. Hurtado presented and reviewed a written engineering report dated June 22, 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. He 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. 13 in the amount of $7,200. Following discussion, Director Wildrick moved that the Board approve payment of Pay Estimate No. 13 to Gilleland, as presented. Director Dudley seconded the motion, which unanimously carried.

Mr. Hurtado and Mr. Barr discussed certain punchlist items that need to be corrected as part of the construction contract for detention, storm sewer and pump facilities to serve the Papadopoulos tract. Mr. Hurtado noted he would advise the developer so that the contractor can have such items addressed in advance of the next meeting.

Mr. Hurtado advised that a meeting has been scheduled this Thursday with the Harris County Flood Control District to discuss maintenance of the combined ditch drainage channel following the pending rehabilitation project.

Ms. Highberger exited the meeting at this time.

**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**. A discussion ensued regarding the status of the no trespassing signs to be installed at the Water Plant No. 1 site. Mr. Cebrian advised that he will follow up with regard to the status of installation of the signs. 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**

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.

**VOTING SYSTEM ANNUAL FILING FORM**

The Board next considered approval of a Voting System Annual Filing Form. Mr. Creed advised the Board that, pursuant to provisions of the Texas Election Code, the District is required to complete and file on an annual basis a form provided by the Secretary of State regarding information related to District elections. After discussion, Director Wildrick moved that the District's attorneys be authorized to complete the Voting System Annual Filing Form and to file same with the Secretary of State's office. Director Dudley seconded the motion, which unanimously carried.

**RECORDS DESTRUCTION REQUEST**

Mr. Creed reported that the District's Records Retention Schedules adopted in connection with its Records Management Program require that records of the District be retained only for specific periods of time based on the type of record. As an example, he explained that notes taken during meetings and which are used to prepare the official minutes of Board meetings are to be retained for ninety days after approval of such minutes by the Board. He next presented a request from the Records Management Officer for approval to destroy certain records (which will not be scanned in and stored electronically) in accordance with the District's Records Retention Schedules, a copy of which request is attached hereto as **Exhibit H** (the "Request"). After discussion, Director Wildrick moved that SPH be authorized to destroy the records described in the Request. Director Dudley seconded said motion, which carried unanimously.

**CYBERSECURITY**

The Board next considered the status of compliance with the annual cybersecurity training as required by Chapters 2054 and 2063, Texas Government Code. It was noted that to date only Director Wildrick had completed the training.

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


Secretary, Board of Directors



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LIST OF ATTACHMENTS TO MINUTES

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| 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 | Records Destruction Request |
| Exhibit I | Communications Meeting Report |