**NORTHWEST FREEWAY MUNICIPAL UTILITY DISTRICT**
**Minutes of Meeting of Board of Directors**
**May 18, 2026**

The Board of Directors (the "Board") of Northwest Freeway Municipal Utility District (the "District") met in special session, open to the public on May 18, 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"); Rene Hurtado of Sander Engineering Corporation ("SEC"); Luis Cebrian of Storm Water Solutions, L.P. ("SWS"); 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 April 27, 2026. Following discussion, Director Reyes moved that the minutes of the Board's meeting held on April 27, 2026, be approved, as written. Director White seconded said motion, which unanimously carried.

**ACCEPTANCE OF QUALIFICATION STATEMENTS, AFFIDAVITS OF CURRENT DIRECTOR, ELECTIONS NOT TO DISCLOSE CERTAIN INFORMATION, BONDS, AND OATHS OF OFFICE**

The Board next considered the acceptance of Qualification Statements, Elections Not to Disclose Certain Information, Bonds, and Oaths of Office for Directors Wildrick, White, and Littlejohn, including the acceptance of Affidavits of Current Director. In that regard, Mr. Wildrick and Mr. White presented their Statements of Elected Officer, Oaths of Office, Official Bonds, Elections Not to Disclose Certain Information, and Affidavits of Current Director. After discussion on the matter, it was moved by Director Reyes, seconded by Director Dudley and unanimously carried that the Board approve said Bonds, accept said Statements of Elected Officer, Elections Not to Disclose Certain Information, Oaths, and Affidavits of Current Director and declare Tom Wildrick and William White to be duly elected and qualified Directors of the District. The Board deferred acceptance of the Qualification Statement, Election Not to Disclose Certain Information, Bond, and Oath of Office for Director Littlejohn until the next meeting.

**ELECTION OF OFFICERS**

The Board next considered re-organization of the officers of the Board of Directors. The Board members concurred to have all officers remain in their current offices.

**DISTRICT REGISTRATION FORM**

The Board next considered approving a District Registration Form required by the Texas Commission on Environmental Quality ("TCEQ"). Mr. Creed explained that, in accordance with the Texas Water Code, municipal utility districts are required to file names, mailing addresses, officer positions and terms of new directors with the TCEQ within thirty (30) days after an election or appointment. He advised that, with the Board's approval, SPH will complete the District Registration Form to include newly elected directors' terms of office and will file the form with the TCEQ. After further discussion of the matter, Director Reyes moved that the Board authorize SPH to complete the District Registration Form as discussed and file same with the TCEQ. Director Dudley seconded said motion, which unanimously carried.

**LOCAL GOVERNMENT OFFICERS LIST**

Mr. Creed next advised the Board that the District is required to maintain a list of Local Government Officers, which includes the members of the Board and the District's Investment Officers, in connection with conflict of interest disclosure requirements. After discussion on the matter, Director Reyes moved that SPH be authorized to update the District's list of local government officers as required by law. Director Dudley seconded said motion, which unanimously carried.

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

Mr. Creed next presented and reviewed a security report provided by Harris County Constable's Office, Precinct 4, a copy of which is attached hereto as **Exhibit A**. 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. Mr. Creed advised that a representative of the Association will attend the next meeting within the boundaries of the District. The Board deferred taking action as this time and determined to discuss further at the next meeting.

**BOOKKEEPER'S REPORT**

Ms. Molina next presented to and reviewed with the Board the bookkeeping report dated May 18, 2026, attached hereto as **Exhibit B**, including the disbursements presented for payment from the District's various accounts. After discussion, Director White moved that the bookkeeping report be approved and that the disbursements identified in the report be approved for payment. Director Wildrick seconded said motion, which unanimously carried.

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 March 31, 2026, a copy of which is included with **Exhibit B**. After review of the Quarterly Investment Report and upon motion duly made by Director White, seconded by Director Wildrick 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.

**UNCLAIMED PROPERTY REPORT**

The Board next considered approval of an Unclaimed Property Report as of March 1, 2026, and the filing of same with the Texas Comptroller of Public Accounts (the "Comptroller") prior to July 1, 2026. In connection therewith, Ms. Molina presented to and reviewed with the Board a report detailing $849.94 of unclaimed property for the reporting period, a copy of which is attached to the Bookkeeper's Report (**Exhibit B**). Mr. Creed advised the Board that there was no unclaimed property in the District's tax accounts for the reporting period, according to the District's tax assessor-collector. After discussion, Director Wildrick moved that MAC be authorized to file an Unclaimed Property Report with the Comptroller prior to July 1, 2026, and remit said unclaimed property to the Comptroller. Director Dudley seconded said motion, which unanimously carried.

**TAX ASSESSOR-COLLECTOR'S REPORT**

Mr. Creed next presented to and reviewed with the Board the tax assessor-collector report prepared by Wheeler & Associates, Inc. for the month of April 2026, a copy of which is attached hereto as **Exhibit C**. After discussion, Director Wildrick 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.

**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 April 2026, a copy of which Report is attached hereto as **Exhibit E**, and discussed same with the Board. No action was taken by the Board at this time.

## CONSUMER CONFIDENCE REPORT

The Board next considered review and approval of the annual Consumer Confidence Report ("CCR"). Mr. Barr advised that RWC has prepared a draft CCR for review by SPH, a copy of which is attached to the Operations Report. It was noted that the CCR must be provided to all customers of the District prior to July 1 of this year, as required by law. Mr. Barr advised the Board that Inframark can provide the District's CCR to the District's customers (a) by mailing a paper copy of such CCR to each customer, or (b) in an electronic format viably including a direct URL link included on the next water bill rather than by mail, if the board so desires. After discussion on the matter, it was moved by Director Wildrick, seconded by Director Dudley, and unanimously carried that the CCR be approved by the Board, subject to SPH's final review and approval, and that RWC be authorized and directed to distribute same to the District's customers in an electronic format as described above prior to the July 1 deadline.

## ENGINEERING REPORT

Mr. Hurtado presented and reviewed a written engineering report dated May 18, 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 SEC obtain an affidavit of all bills paid from the contractor for the TRE excavation pond serving the 108 acre tract, through Kimley-Horn.

## AMERICA'S WATER INFRASTRUCTURE ACT ("AWIA")

The Board next considered authorizing and directing the District's engineer and/or operator to comply with the requirements of the Environmental Protection Agency's AWIA Act of 2018. Mr. Hurtado reported that SEC will prepare any necessary updates to the District's AWIA Risk and Resilience Assessment for the District's facilities, and submit a certification for same to the appropriate entity by the June 30, 2026 deadline.

## 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 needs to coordinate with Mr. Hurtado regarding the placement 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.

**CYBERSECURITY**

The Board next considered recent changes to cybersecurity and artificial intelligence training requirements for directors of the District. Mr. Creed presented a memorandum from SPH regarding changes to such training requirements, a copy of which is attached hereto as **Exhibit H**, and discussed same with the Board. Mr. Creed advised that all directors of the District must annually complete a certified cybersecurity awareness training program prior to August 31 of the given year as required by Ch. 2063, Texas Gov't Code. He further advised that any director of the District who uses a computer to perform at least 25% of his or her duties and has access to the District's computer system must also complete a certified artificial intelligence training program by August 31 of each year as required by Ch. 2054, Texas Gov't Code. Following discussion, Mr. Creed noted that a link to the training program created by the Department of Information Resources will be provided to directors following the meeting and requested that each director notify SPH upon completion of the training program.

**AMENDMENT TO ENGAGEMENT LETTER FOR YIELD RESTRICTION AND REBATE CALCULATION ANALYSIS - MUNICIPAL RISK MANAGEMENT GROUP, LLC**

Mr. Creed next presented to and reviewed with the Board an Amendment to Engagement Letter for Yield Restriction and Rebate Calculation Analysis (the "Amendment") with Municipal Risk Management Group, LLC ("MRMG"), attached hereto as **Exhibit I**. Following discussion, Director Dudley moved that the Board (i) approve the Amendment, (ii) authorize the President to execute same on behalf of the Board and the District, and (iii) authorize SPH to accept and acknowledge the associated Texas Ethics Commission 1295 Form. Director Reyes seconded said motion, which carried unanimously.

**ATTORNEY'S REPORT**

The Board next considered the Attorney's Report. The Board discussed scheduling of the June Board meeting. Following discussion, the Board concurred to hold the meeting in the District on June 22, 2026, at 7:00 p.m.

**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 J**. 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.

NORTHWEST FREEWAY MUNICIPAL UTILITY DISTRICT TEXAS

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 | Memorandum – Cybersecurity Training |
| Exhibit I | Amendment to Engagement Letter for Yield Restriction and Rebate Calculation Analysis with Municipal Risk Management Group, LLC |
| Exhibit J | Communications Meeting Report |



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