NORTHWEST FREEWAY MUNICIPAL UTILITY DISTRICT
Minutes of Meeting of Board of Directors
July 27, 2026

The Board of Directors (the "Board") of Northwest Freeway Municipal Utility District (the "District") met in regular session, open to the public on July 27, 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, 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"); Wendy Ramirez of Forvis Mazars, LLP ("Forvis"); Luis Cebrian of Storm Water Solutions, L.P. ("SWS"); 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 June 22, 2026. Revisions were noted to pages 2 and 4 of said minutes by Director Reyes. Following discussion, Director Wildrick moved that the minutes of the Board's meeting held on June 22, 2026, be approved, as revised. Director Dudley seconded said motion, which unanimously carried.

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

The Board next considered the acceptance of a Qualification Statement, Election Not to Disclose Certain Information, Bond, and Oath of Office for Sheldon Littlejohn, including the acceptance of an Affidavit of Current Director. In that regard, Mr. Littlejohn presented his Statement of Elected Officer, Oath of Office, Official Bond, Election Not to Disclose Certain Information, and Affidavit of Current Director. After discussion on the matter, it was moved by

Director Dudley, seconded by Director Reyes and unanimously carried that the Board approve said Bond, accept said Statement of Elected Officer, Election Not to Disclose Certain Information, Oath, and Affidavit of Current Director and declare Sheldon Littlejohn to be a duly elected and qualified Director of the District.

ENGAGEMENT OF AUDITOR

The Board considered the engagement of an auditor to prepare the District's audit report for the fiscal year ending June 30, 2026. In that regard, Ms. Ramirez presented and reviewed a proposal for preparation of said audit report, a copy of which is attached hereto as **Exhibit A**. She advised that Forvis' fee for the preparation of said audit is estimated to be $22,200 plus an administrative fee of $1,300 to cover items such as report production, copies, postage and delivery charges and technology related costs. She further advised that fees for the inclusion of schedules reflecting any new bond sale during the year will be in the range of $2,500 - $3,000, and fees for services pertaining to accounting for capital asset construction activity and preparation of depreciation schedules will be invoiced on an hourly basis. After discussion on the matter, Director Littlejohn moved that Forvis be engaged to prepare the District's audit report for the fiscal year ending June 30, 2026, in accordance with the terms of the proposal presented, and that the Texas Ethics Commission Form 1295 provided by Forvis be accepted and acknowledged by the District. Director Reyes 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 the Harris County Constable's Office, Precinct 4, a copy of which is attached hereto as **Exhibit B**.

The Board next considered approval of the Interlocal Agreement for Law Enforcement Services (the "Agreement") between Harris County and the District for security patrol services from October 1, 2026 through September 30, 2027. Following discussion, Director White moved that the Board approve the Agreement, subject to receipt and review of same by SPH, and that the President be authorized to execute the Agreement on behalf of the Board and the District. Director Reyes seconded the motion, which unanimously carried.

The Board deferred discussion regarding the request from Ranch Country Association, Inc. (the "Association") related to the installation of Flock cameras.

BOOKKEEPER'S REPORT

Ms. Molina next presented to and reviewed with the Board the bookkeeping report dated July 27, 2026, attached hereto as **Exhibit C**, including the disbursements presented for payment from the District's various accounts. After discussion, Director Wildrick 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.

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.

She noted that, to date, the additional items requested by the District have not been received from the Association. Following discussion, the Board concurred to release the current check for its portion of the supplemental security patrols but that no additional payments would be made until the requested items are received. The Board requested that Ms. Molina convey this message to her contact at the Association.

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 June 2026, a copy of which is attached hereto as **Exhibit D**. 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 Littlejohn 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 E**. No action was taken by the Board at this time.

OPERATIONS REPORT

Mr. Barr next presented and reviewed the Operations Report for June 2026, a copy of which Report is attached hereto as **Exhibit F**, and discussed same with the Board. He advised that the booster pump motor located at Water Plant No. 3 has been replaced.

Mr. Barr next advised that the clarifier primary gearbox located at the Wastewater Treatment Plant is need of being replaced, and that NTS has provided a proposal in the amount of $6,283.00 to replace same, a copy of which is attached to the Operations Report. Following discussion, Director Wildrick moved that the Board approve the proposal provided by NTS. Director Dudley seconded the motion, which unanimously carried.

Mr. Barr next discussed an appeal of District charges received from customer account no. 50098-1010488501. He advised that the resident is requesting an adjustment on their account balance due to high water bills for the last six (6) months. After discussion on the matter and consideration of the relevant facts and circumstances, Director Wildrick moved that RWC be authorized to provide the customer with a six (6) month payment plan to satisfy the remaining balance, subject to remaining current with water bill payments going forward. Director Dudley seconded the motion, which unanimously carried.

A discussion ensued regarding scheduling of a tour of the District's facilities. Following discussion, the Board concurred to schedule the tour in either October or November of 2026.

AMENDMENT TO RESIDENTIAL SOLID WASTE COLLECTION CONTRACT

The Board next considered approval of an Amendment to Residential Solid Waste Collection Contract (the "Amendment") between the District and Texas Pride Disposal Solutions LLC DBA Texas Pride Disposal, a copy of which is attached hereto as **Exhibit G**. Mr. Creed reviewed same with the Board. Following discussion, Director Wildrick moved that the Board approve the Amendment, and authorize the President to execute same on behalf of the Board and the District. Director White seconded the motion, which unanimously carried.

ENGINEERING REPORT

Mr. Hurtado presented and reviewed a written engineering report dated July 27, 2026, 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.

Mr. Creed and Mr. Hurtado discussed their recent meeting with Harris County Flood Control District ("HCFCD") concerning its acceptance of the "combined ditch" drainage channel for maintenance following the pending rehabilitation project. They advised HCFCD has raised additional questions about its acceptance of the channel which will have to first be addressed.

It was noted that (i) there are still outstanding punchlist items to be addressed in connection with the Detention Basin and Storm Sewer to serve Ranch Country project, (ii) additional "rilling" has been observed on the pond side slopes that will need to be remediated prior to acceptance by the District, (iii) the pond appears to be holding water, and (iv) the developer will need to submit a renewal application for the pond's stormwater quality permit form Harris County. Mr. Cebrian advised that he will contact the developer to see if SWS can assist with the pond related items.

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 I**. 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 next considered the issuance of utility commitment(s). In that regard, Mr. Hurtado advised that an inquiry was made concerning the potential development of warehouses located near the intersection of Zube Road and Roberts Road, and that SEC advised that the District does not have the ability to serve the property at this time.

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.

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. Creed next presented and reviewed a Communications Meeting Report with the Board provided by Touchstone District Services, 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
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Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

Exhibit A	Engagement Letter - Forvis
Exhibit B	Security Report
Exhibit C	Bookkeeper's Report
Exhibit D	Tax Assessor-Collector Report
Exhibit E	Delinquent Tax Report
Exhibit F	Operations and Maintenance Report
Exhibit G	Amendment to Residential Solid Waste Collection Contract between the District and Texas Pride Disposal Solutions LLC DBA Texas Pride Disposal
Exhibit H	Engineer's Report
Exhibit I	Report provided by Storm Water Solutions, L.P.
Exhibit J	Communications Meeting Report