

**NORTHWEST FREEWAY MUNICIPAL UTILITY DISTRICT**  
**Minutes of Meeting of Board of Directors**  
**March 23, 2026**

The Board of Directors (the "Board") of Northwest Freeway Municipal Utility District (the "District") met in regular session, open to the public on March 23, 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"); Emma Highberger of Wheeler & Associates, Inc. ("Wheeler"); Rene Hurtado of Sander Engineering Corporation ("SEC"); Brandon West of Touchstone District Services, LLC ("Touchstone"); Luis Cebrian of Storm Water Solutions, LP ("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 February 23, 2026. Following discussion, Director Wildrick moved that the minutes of the Board's meeting held on February 23, 2026, be approved, as written. 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, as well as correspondence in connection with a town hall meeting scheduled to be held on April 21, 2026 related to a fiscal year 2027 rate increase, copies of which are attached hereto as **Exhibit A**. No action was taken by the Board at this time.

## **BOOKKEEPER'S REPORT**

Ms. Molina next presented to and reviewed with the Board the bookkeeping report dated March 23, 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 Wildrick seconded said motion, which unanimously carried.

A discussion ensued concerning the increased cost for supplemental security patrols being coordinated by Ranch Country Association, Inc. ("RCA"), to which the District contributes financially, and the fact that RCA does not currently have contracts in place for such services between RCA and the officers. Mr. Creed reviewed with the Board the terms of the cost-sharing agreement between the District and RCA, including its requirement that RCA provide the District with copies of a contract between RCA and the supplemental security officers. Following discussion, Director Dudley moved that (i) MAC be authorized to notify RCA that it must obtain a contract with the supplemental security officers, and provide a copy of same to the District, within ninety (90) days in order for the District to continue to participate in the cost-sharing arrangement, (ii) that a monthly activity report must be provided by the supplemental security officers detailing their activity within the District, and (iii) the District will continue to participate in the cost-sharing arrangements during the referenced ninety (90) day period pending satisfaction of these requirements. Director Wildrick seconded the motion, which unanimously carried. Mr. Creed advised that he would provide Ms. Molina with an example form of agreement that she can provide to RCA. Director Wildrick advised that he will also provide notice of this issue to his contact at RCA.

## **UNCLAIMED PROPERTY REPORT**

As the next order of business, the Board considered authorizing the District's consultants to research unclaimed property and to authorize MA&C and Wheeler to prepare an Unclaimed Property Report as of March 1, 2026. After discussion, Director White moved that the District's Operator, Tax Assessor-Collector and Bookkeeper be authorized to research their records to determine whether or not there is any unclaimed property for the applicable period and that the District's bookkeeper and/or tax assessor collector be authorized to prepare an unclaimed property report, if necessary, for the Board's consideration, approval and filing with the State Comptroller prior to July 1, 2026. Director Dudley seconded said motion, which unanimously carried.

## **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 February 2026, copies of which are 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**. No action was taken by the Board at this time.

**ADOPTION OF RESOLUTION CONCERNING DEVELOPED DISTRICT STATUS FOR 2026 TAX YEAR**

Mr. Creed reminded the Board that the taxing procedures applicable to a particular district will depend, in part, upon whether it is determined to be a "Developed District" pursuant to Texas Water Code Section 49.23602. He then reviewed with the Board a Resolution Concerning Developed District Status for the 2026 Tax Year, attached hereto as **Exhibit E**. Following discussion, upon motion made by Director Dudley, seconded by Director Littlejohn, and unanimously carried, the attached Resolution was adopted by the Board memorializing that the District shall not be considered a Developed District for any purposes.

**OPERATIONS REPORT**

Mr. Barr next advised that Mr. Lee is retiring as of March 31, 2026, and that he will be the new representative for the District on behalf of RWC. He then presented and reviewed the Operations Report for February 2026, a copy of which Report is attached hereto as **Exhibit F**, and discussed same with the Board. He advised that equipment installation at Water Plant No. 2 and replacement of the blower at the Wastewater Treatment Plant have been completed.

Mr. Barr next requested authorization for RWC to install new air release valves on three (3) booster pumps located at Water Plant No. 2, at a total cost of \$3,203. Following discussion, Director Littlejohn moved that RWC be authorized to install the air release valves, as discussed. Director Dudley seconded the motion, which unanimously carried.

In connection with review of the District's Identity Theft Prevention Program (the "Program"), Mr. Barr addressed the Board concerning the District's experience with identity theft during the prior year, current identity theft methods, the types of accounts maintained by the District and the District's business arrangements with other entities. He advised that no incidents of identity theft had been experienced and recommended that no changes be made to the District's Program at this time. After discussion on the matter, the Board concurred that no changes were necessary to the Program at this time.

**SUBMISSION OF CRITICAL LOAD STATUS INFORMATION TO RETAIL ELECTRIC PROVIDER**

Mr. Creed reported that Section 13.1396 of the Water Code requires a district to annually submit to each electric distribution utility and each retail electric utility provider, on forms reasonably required by each entity, its facilities which qualify for critical load status and various emergency contact information. After discussion on the matter, Director Wildrick moved that

RWC and/or SEC be authorized to make such annual filings on behalf of the District. Director Dudley seconded the motion, which carried unanimously.

### **ENGINEERING REPORT**

Mr. Hurtado presented and reviewed a written engineering report dated March 23, 2026, a copy of which report is attached hereto as **Exhibit G**, 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.

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 H**. He then presented and reviewed a contract amendment, a copy of which is included as part of **Exhibit H**, with regard to maintenance for the detention pond serving the 27 acre tract and updated pricing for all facilities being maintained by SWS. Following discussion, Director Littlejohn moved that the Board approve the amendment and authorize the President to execute same on behalf of the Board and the District. Director Reyes seconded the motion, which unanimously carried. It was noted that maintenance of the new pond will not begin until the District has first accepted the pond for ownership and maintenance purposes, following completion of the existing punchlist items by the contractor.

There was next a discussion regarding the installation of signage near the water plant no. 1 site restricting the use of unauthorized motor vehicles. Following discussion, Director Dudley moved that SWS be authorized to post a no trespassing sign at the water plant no. 1 site, as discussed. Director Reyes seconded the motion, which unanimously carried. Mr. Creed advised he would coordinate with SWS on the appropriate language for the sign and that SEC will need to confirm the sign is posted within the boundaries of the District's plant site.

### **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.

### **ATTORNEY'S REPORT**

The Board next considered the Attorney's Report. In connection therewith, Mr. Creed advised that he had nothing additional of a legal nature to report at this time.

**STATUS OF DISTRICT WEBSITE**

Mr. West next presented and reviewed a Communications Meeting Report to the Board, a copy of which is attached hereto as **Exhibit I**. He advised that Touchstone will obtain a proposal related to the proposed purchase of District shirts for the Board. No action was taken by the Board at this time.

**SUPPLEMENTAL AGENDA**

The Board considered cancellation of the Directors Election called for May 2, 2026. Mr. Creed advised that, in accordance with Subchapter C, Chapter 2 of the Texas Election Code, the District may cancel the Directors Election if each candidate whose name is to appear on the ballot and/or has registered as a write-in candidate is unopposed as of 5:00 p.m. on February 20, 2026. In such case, the Board may declare the unopposed candidates to be elected. In that regard, there was presented to the Board a certificate of the Secretary declaring all candidates unopposed. Mr. Creed then presented and reviewed the Order Declaring Candidates Elected, attached hereto as **Exhibit J**. After discussion, Director Dudley moved that the Order be adopted by the Board declaring Thomas Wildrick, William White, and Sheldon Littlejohn, elected Directors of the District, each to serve a term of four years or until a successor is duly elected or appointed, that the President or Vice President be authorized to execute and the Secretary or Assistant Secretary to attest same on behalf of the Board and the District, and that the Directors Election called for May 2, 2026, be cancelled. Director Reyes seconded said motion, which unanimously carried.

**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

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| Exhibit A | Security Report; Correspondence                                       |
| Exhibit B | Bookkeeper's Report   |
| Exhibit C | Tax Assessor-Collector Report   |
| Exhibit D | Delinquent Tax Report   |
| Exhibit E | Resolution Concerning Developed District Status for the 2026 Tax Year |
| Exhibit F | Operations and Maintenance Report                                     |
| Exhibit G | Engineer's Report   |
| Exhibit H | Report provided by Storm Water Solutions, L.P.; Proposal              |
| Exhibit I | Communications Meeting Report   |
| Exhibit J | Order Declaring Candidates Elected                                    |