

NORTHWEST FREEWAY MUNICIPAL UTILITY DISTRICT
Minutes of Meeting of Board of Directors
November 24, 2025

The Board of Directors (the "Board") of Northwest Freeway Municipal Utility District (the "District") met in regular session, open to the public on November 24, 2025, 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"); Josh Hopper of Storm Water Solutions, LP ("SWS"); Brandon West of Touchstone District Services, LLC ("Touchstone"), who entered later in the meeting as noted herein; Karim Dadelahi of Sarab Structural & Civil Engineers, PLLC; 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 October 27, 2025. Following discussion, Director Wildrick moved that the minutes of the Board's meeting held on October 27, 2025, be approved, as written. Director White seconded said motion, which unanimously carried.

SECURITY REPORT AND SECURITY ISSUES WITHIN THE DISTRICT

Mr. Creed next presented the District's monthly activity report provided by the Harris County Constable's Office, Precinct 4 ("HCCOP4") for the month of October 2025, a copy of which is attached hereto as **Exhibit A**. He then provided the Board with an update concerning the status of the District's contribution for the constable building and parking area project by Cypress Hill Municipal Utility District No. 1.

BOOKKEEPER'S REPORT

Ms. Molina next presented to and reviewed with the Board the bookkeeping report dated November 24, 2025, attached hereto as **Exhibit B**, including the disbursements presented for payment from the District's various accounts. She then addressed the Board concerning the District's participation in Central Bank's Positive Pay Program in an effort to prevent fraudulent activity with respect to the District's 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 Reyes 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 September 30, 2025, 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 Reyes 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 October 2025, copies of which are attached hereto as **Exhibit C**. After discussion, Director Reyes 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 October 2025, a copy of which Report is attached hereto as **Exhibit E**, and discussed same with the Board. He provided the Board with an update concerning the status of inspections of certain lots with multiple structures located thereon and connected to the District's system, including the status of communications with lot owners/customers regarding same. Mr. Barr advised that RWC is still in the process of hand-delivering communications to certain lot owners/customers.

Mr. Barr next addressed the Board regarding the results of the 2025 fire hydrant survey. It was noted that the cost to make the necessary repairs is approximately \$13,760. He then addressed the Board regarding items to be addressed at Water Plant No. 2 by NTS Pumps, Motors, and Controls ("NTS"), including installations of (i) a 16" butterfly valves on the Ground Storage Tank at a cost of \$12,753, (ii) a 6" non-rising stem gate valve on the Booster Pump at a cost of \$3,641, (iii) gear-operated valves on the main suction line for the booster pumps at a cost of \$9,570, and

(iv) an EDA system at a cost of \$8,250. Following discussion, Director White moved that RWC be authorized to repair the fire hydrants, as discussed, and that NTS be authorized to proceed with the aforementioned installations at Water Plant No. 2. Director Dudley seconded the motion, which unanimously carried.

ENGINEERING REPORT

Mr. Hurtado presented and reviewed a written engineering report dated November 24, 2025, 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 DC Contracting Services, LLC ("DC") for detention basin and storm sewer improvements to serve Ranch Country. In that regard, he advised that the District is in receipt of Pay Estimate No. 10 in the amount of \$61,218. Following discussion, Director Dudley moved that the Board approve payment of Pay Estimate No. 10 to DC, as presented. Director White seconded the motion, which unanimously carried.

A discussion ensued regarding proposed service to a 3.7 acre tract located behind the fire station to be developed as townhomes. Mr. Hurtado advised that the engineer for the proposed project, Mr. Dadelahi, is present at the meeting to discuss Harris County's site detention requirements and the County's requirement that the public detention pond serving the project be accepted by the District for maintenance. Mr. Creed recommended that a letter agreement be entered into between the District and developer to memorialize the conditions upon which the District will own and operate public facilities serving the project. Following discussion, Director Reyes moved that SPH be authorized to prepare a letter agreement between the developer and the District as discussed, to be considered for approval at the next meeting. Director Dudley seconded the motion, which unanimously carried.

Mr. Hurtado next 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 Nos. 11 and 12 in the amounts of \$45,000 and \$27,450, respectively. Following discussion, Director Dudley moved that the Board approve payment of Pay Estimate Nos. 11 and 12 to Gilleland, as presented. Director White seconded the motion, which unanimously carried.

Mr. Hurtado reviewed with the Board a service request received in connection with a tract at the corner of U.S. Highway 290 and Becker Road. Following discussion, the Board concurred to decline the request and directed Mr. Hurtado to notify the developer accordingly.

Mr. Hurtado reviewed with the Board the status of the TRE excavation pond project to serve the 108 acre tract, including Pay Estimate Nos. 1-3 received from the contractor. Following discussion, Director Dudley moved that the Board concur in the payment of such pay estimates by the developer. Director White seconded the motion, which unanimously carried.

STORM WATER SOLUTIONS, L.P.

Mr. Hopper next presented and reviewed a report provided by SWS, a copy of which is attached hereto as Exhibit G. No action was taken by the Board at this time.

Ms. Highberger and Mr. Dadelahi exited the meeting at this time.

Mr. West entered the meeting 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

The Board deferred consideration of a developer's report.

AUTHORIZE FILING OF EMINENT DOMAIN REPORT WITH THE TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

Mr. Creed next advised the Board that Chapter 2206 of the Texas Government Code requires each public and private entity in the State of Texas authorized to exercise the power of eminent domain to file a report with the Comptroller before February 1 of each year. Following discussion on the matter, Director Dudley moved that SPH be authorized to prepare and file the required eminent domain report with the Comptroller prior to February 1, 2026. Director Wildrick seconded the motion, which passed unanimously.

CANDIDATE FILING PERIOD

Mr. Creed advised the Board that, pursuant to Section 141.040, Texas Election Code, the District is required to post a notice regarding the period during which a candidate may file an application to appear on the ballot for the District's directors election to be held on May 2, 2026. He noted that such notice must be posted at the in-District posting location for notices of meetings, at the District's administrative office, and on the District's website. After discussion on the matter, upon motion made by Director Dudley, seconded by Director Wildrick and unanimously carried, the Board authorized SPH to prepare and post such notice on behalf of the Board and the District.

ATTORNEY'S REPORT

The Board next considered the Attorney's Report. A discussion ensued regarding the meeting date in December. Following discussion, the Board concurred that the meeting be held on the regular meeting date, December 22, 2025.

STATUS OF DISTRICT WEBSITE

Mr. West next presented and reviewed a Communications Meeting Report prepared by Touchstone, a copy of which is attached hereto as **Exhibit H**. The Board inquired about the posting of certain information related to HCCOP4 on the website, to which Mr. West responded. 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 Littlejohn seconded the motion, which unanimously carried.



Alex Keyes
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