

MINUTES OF SPECIAL MEETING
KLEINWOOD MUNICIPAL UTILITY DISTRICT
HARRIS COUNTY, TEXAS

18 December 2025

STATE OF TEXAS §
COUNTY OF HARRIS §

The Board of Directors (the "Board") of Kleinwood Municipal Utility District (the "District") of Harris County, Texas, met in special session, open to the public, at 6:00 p.m. on the 18th day of December 2025, at the District Office, 16530 Kleinwood Drive, Spring, Texas, within the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Sherry Allard	President
Robert Ehmann	Vice President
David C. Guerrero	Secretary/Treasurer
Joe Fratangelo	Assistant Secretary
Tom Liewer	Assistant Vice President & Assistant Secretary

and all of said persons were present, thus constituting a quorum.

Also present were Ashlie Whittemore of Wheeler & Associates, Inc. ("Wheeler"), the Tax Assessor/Collector for the District; Claudia Redden of Claudia Redden & Associates, L.L.C., the Bookkeeper for the District; David Warner, P.E., of Quiddity Engineering, LLC ("Quiddity"), Engineer for the District; Chris Zilko and Johnson Ashcraft of Inframark, LLC ("Inframark"), Operator for the District; Roger Schuett, Office Manager for the District; Les Griffith representing Champions Hydro-Lawn, Inc. ("CHL"); and David Green representing Coats Rose, P.C. ("Coats Rose"), Paralegal for the District. Attending the meeting by teleconference were Dick Yale and Will Yale of Coats Rose, Attorneys for the District.

Director Allard requested that Director Ehmann chair the meeting. Director Ehmann then called the meeting to order.

MINUTES OF THE MEETING OF 20 NOVEMBER 2025

The minutes of the meeting of the Board held on 20 November 2025, previously distributed to the Board, were presented for consideration and approval. After discussion, upon a motion duly made and seconded, the Board voted unanimously to approve the minutes of the meeting of 20 November 2025, as written.

PEACE OFFICER'S REPORT

Mr. Green distributed copies of the Peace Officer's Report for the month of November 2025 as prepared by the Harris County Precinct 4 Constable's Office. A copy of the Peace Officer's Report is attached hereto.

DETENTION AND DRAINAGE FACILITIES REPORT

The Vice President recognized Mr. Griffith, who submitted to and reviewed with the Board the Detention and Drainage Facilities Report (the "Detention Facilities Report") prepared by CHL in connection with the maintenance of the Champion Woods Estates Detention Pond. A copy of the Detention Facilities Report is attached hereto as an exhibit to these minutes. The Board also discussed the condition of the wooden fence behind the H-E-B supermarket (the "H-E-B Fence") that is located east of the Detention Pond site on property owned by Phillips Edison & Company ("Phillips"). Mr. Griffith noted that Phillips had not made repairs to the sections of the H-E-B Fence that were in a badly deteriorated condition. Mr. Warner stated that he would contact Phillips regarding this matter. After discussion, upon a motion duly made and seconded, the Board voted unanimously to accept the Detention Facilities Report.

TAX ASSESSOR/COLLECTOR'S REPORT

The Vice President recognized Ms. Whittemore, who submitted to and reviewed with the Board the Tax Assessor/Collector's Report. A copy of the Tax Assessor/Collector's Report is attached hereto. The Board noted that the District had collected 99% of its 2024 taxes. The Directors also reviewed and discussed the Delinquent Collections Listing, a copy of which is attached hereto. Ms. Whittemore noted that Wheeler was requesting approval for three checks written on the District's tax account.

Then, after discussion, upon a motion duly made and seconded, the Board voted unanimously to approve the Tax Assessor/Collector's Report and to authorize payment of the checks listed therein.

DELINQUENT TAX REPORT

Ms. Whittemore then submitted for the Board's review the Delinquent Tax Report as prepared by Perdue, Brandon, Fielder, Collins & Mott, L.L.P., the District's Delinquent Tax Attorney. A copy of the Delinquent Tax Report is attached hereto.

ENGINEER'S REPORT

The Vice President then recognized Mr. Warner, who presented the Engineer's Report as follows:

Water Plant No. 2 / Hydropneumatic Tank Addition. Mr. Warner reported that CFG Industries, LLC expects to complete the remaining items (electrical, piping, and backfill) following the Christmas holidays.

Rebuilding of Water Plant No. 1 (the "Rebuilding Project"). Mr. Warner recalled that the preconstruction meeting with R&B Group, Inc. was held on 20 November 2025. He remarked that the official Notice to Proceed on the Rebuilding Project would be issued upon completion of the work relating to the leak in ground storage tank No. 2 at Water Plant No. 2.

Requests for Service. Mr. Warner discussed with the Board the request from Harris County for Quiddity to review plans for certain restroom improvements to be constructed in Meyer Park (the "Plan Review"). He stated that Quiddity had not received the requested \$6,000.00 deposit for the Plan Review.

Mr. Warner recalled that Quiddity had received an inquiry regarding the availability of water and sanitary sewer capacity for a potential multi-family residential development with 80 to 90 units that would be constructed in a 7.85-acre tract on Stuebner-Airline Drive that is outside the boundaries of the District. He reported that the development team recently informed Quiddity that the developer was no longer considering the development of the 7.85-acre tract.

Next, Mr. Warner discussed the inquiry from a development team regarding the availability of water and sanitary sewer capacity for a potential development in a 1.64-acre tract located near the Detention Pond, outside the boundaries of the District. He stated that the development team had not responded to Quiddity's request for additional information regarding the development plan for the 1.64-acre tract.

Mr. Warner reported on the status of the request for water and sanitary sewer capacity for a proposed commercial development in a 4.4-acre tract located a Cypresswood Drive and Stuebner Airline Road, a portion of which is located outside the boundaries of the District. He stated that Quiddity had informed the development team of the requirement to submit a deposit for the formal review of the development plan for the 4.4-acre tract. He noted that the development team was working to provide Quiddity with the development plan and the required deposit.

Mr. Warner reported that Quiddity was recently contacted by a real estate broker regarding the addition of food trucks and a common eating area (the "Food Truck Area") on the tract located at 7622 Louetta Road. He noted that this property includes the existing Texsun Pools retail building. Mr. Warner stated that the broker is seeking a water-only connection with the District for the proposed Food Truck Area. He added that Quiddity had informed the broker of the requirement to submit a development plan and a deposit for the formal review of same.

Water Plant No. 2 / Ground Storage Tank No. 2 ("GST No. 2"). Mr. Warner reported that Quiddity is working with Inframark and DN Tanks, the manufacturer of GST No. 2, to resolve the leak near the base of the tank. A diver for GST No. 2 was unable to locate the leak, he told the Board, and ultimately it will be necessary to drain and clean the tank. In the meantime, he continued, GST No. 2 has been isolated and valved off, and Inframark is measuring the quantity of water that is being lost from the tank.

Annual Water Plant Inspections. Mr. Warner reported that Quiddity plans to complete the required field work for the Inspections in the coming weeks.

Then, after review, upon a motion duly made and seconded, the Board voted unanimously to accept the Engineer's Report.

ATTORNEY'S REPORT

The Vice President recognized Mr. Will Yale, who presented the Attorney's Report.

Cyber Security Awareness Training. Mr. Yale stated that local government officials are required by Section 2054.519 of the Texas Government Code to complete a certified cyber security awareness program on an annual basis. He recommended that the Directors take the certified cyber security awareness training offered by the Texas Municipal League Intergovernmental Risk Pool. He requested that the Directors transmit confirmation of completed training to the District's Attorney by 31 January 2026. Attached hereto as an exhibit is a copy of a memorandum from the District's Attorney regarding the cyber security awareness training.

Eminent Domain Reporting. Mr. Yale reported that on 4 December 2025 the District's Attorney had filed with the Texas Comptroller the annual report for the District containing certain information relating to the District's eminent domain authority pursuant to Senate Bill 1812 as approved by the 84th Texas Legislature – Regular Session 2015. A copy of the eminent domain filing is attached hereto.

OPERATOR'S REPORT

The Vice President recognized Mr. Zilko, who submitted to and reviewed with the Board the Operator's Report as follows:

Water Plant Operations. Mr. Zilko reported that the billed to pumped ratio for the prior month was 98.4% and that the District has 898 service connections, including two vacant single-family residences. He noted that surface water received from the North Harris County Regional Water Authority (the "NHCRWA") accounted for 55% of the water distributed to the District's customers during the reporting period.

Utility Operator's Report. Mr. Zilko reviewed with the Board the utility billing summary, accountability report, subsidence district report, NHCRWA fee report, and the 60-day delinquent list, as shown in the Operator's Report attached hereto.

Kleinwood Regional Wastewater Treatment Plant (the "Plant"). Mr. Zilko reviewed with the Board the cover page from the Operator's Report for the Plant dated 3 December 2025, a copy of which is included with the Operator's Report. He discussed with the Board matters relating to the filter bags for the reclaimed water filtration system at the Plant. Mr. Zilko remarked that the filter bags were having to be replaced more often than expected.

Mr. Zilko remarked that this was his final Board meeting to attend prior to entering retirement. The Directors expressed their appreciation for the service rendered to the District over the years by Mr. Zilko.

Then, after review, upon a motion duly made and seconded, the Board voted unanimously to accept the Operator's Report. A copy of the District's Operator is attached hereto.

TERMINATION OF SERVICE

Consideration was then given to the termination of water and sewer service to certain delinquent accounts. The President recognized Mr. Zilko, who advised the Board that the requisite notifications had been given to each customer and that each customer was advised of the date, time, and place of the Board meeting which they could attend to discuss termination of service. The Board noted that there were no customers present to protest the utility billings. After discussion, upon a motion duly made and seconded, the Board voted unanimously to authorize the Operator to terminate the water and sewer service to those accounts listed on the termination list.

REPORT ON OPERATION OF DISTRICT OFFICE

The Vice President recognized Mr. Schuett, who presented the report concerning the District Office (the "Office Report"), a copy of which is attached hereto. Then, after review, upon a motion duly made and seconded, the Board voted unanimously to accept the Office Report.

BOOKKEEPER'S REPORT

The Vice President recognized Ms. Redden, who distributed to the Board copies of the Bookkeeper's Report dated 18 December 2025, a copy of which is attached hereto as an exhibit to these minutes. Ms. Redden listed the balances in each of the District's accounts and reviewed the activity in each account. The Directors also reviewed certain invoices for payment by the Board, as well as the Investment Report.

Then, upon a motion duly made and seconded, the Board voted unanimously to approve the Bookkeeper's Report, and to authorize payment of the checks listed therein.

KLEINWOOD JOINT POWERS BOARD ("KJPB")

Director Fratangelo and Mr. Zilko reported on the activities of the KJPB. A copy of the draft minutes of the KJPB meeting held on 3 December 2025 is attached hereto as an exhibit.

APPRECIATION OF FORMER DIRECTOR AND CONSULTANT

Consideration was then given to purchasing plaques for presentation to Mr. Zilko and former Director Jeff Gobbell in recognition of their respective service and contributions to the District (the "Plaques"). After discussion, upon a motion duly made

and seconded, the Board voted unanimously to authorize Mr. Schuett to arrange for the design and purchase of the Plaques.

There being no further business to come before the Board, the meeting was adjourned.

Secretary, Board of Directors

SEAL

Kleinwood Municipal Utility District
Meeting of 18 December 2025
Attachments

1. Peace Officer's Report;
2. Detention Facilities Report;
3. Tax Assessor/Collector's Report;
4. Delinquent Tax Report;
5. Engineer's Report;
6. Memo / Cyber Security Awareness Training;
7. Eminent Domain filing;
8. Operator's Report;
9. District Office Report;
10. Bookkeeper's Report; and
11. KJPB draft meeting minutes.