

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

22 January 2026

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 regular session, open to the public, at 6:00 p.m. on the 22nd day of January 2026, 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, with the exception of Director Guerrero, thus constituting a quorum.

Also present were Ashlie Whittemore of Wheeler & Associates, Inc. ("Wheeler"), the Tax Assessor/Collector for the District; David Warner, P.E., of Quiddity Engineering, LLC ("Quiddity"), Engineer for the District; 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"); Sergeant M. Gonzalez and Deputy J. Gomez with Harris County Precinct 4 Constable's Office; and Will Yale and David Green of Coats Rose, P.C., Attorney 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 18 DECEMBER 2025

The minutes of the meeting of the Board held on 18 December 2025, previously distributed to the Board, were presented for consideration and approval. After discussion, during which Director Ehmann stated that he would abstain, upon a motion duly made and seconded, the Board voted 3 to 0 in favor of approving the minutes of the meeting of 18 December 2025, as written.

PEACE OFFICER'S REPORT

The Vice President recognized Deputy Gomez, who presented the Peace Officer's Report, a copy of which is attached hereto. The Directors then discussed security related issues. Then, after review, upon a motion duly made and seconded, the Board voted unanimously to accept the Peace Officer's Report.

DETENTION AND DRAINAGE FACILITIES REPORT

The 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 had contacted Phillips regarding this matter. According to Phillips, he told the Board, the repair of the H-E-B Fence has been added to their annual capital improvement plan. 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 25.3% of its 2025 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, and the transfer by wire of \$164,397.97 in revenues from the tax for maintenance and operations to the District's Operating Fund.

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.

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 ("CFG") is applying the final pipe coatings this week and is proceeding with the remaining items for the project. He stated that CFG plans to place the hydropneumatic tank No. 2 ("HPT No. 2") into service during the first week of February 2026.

Water Plant No. 2 / Ground Storage Tank No. 2 ("GST No. 2"). Mr. Warner reported that Quiddity is working with DN Tanks, the manufacturer of GST No. 2, to resolve the leak near the base of the tank. He noted that a representative of DN Tanks was onsite on 6 January 2026 to inspect GST No. 2. Mr. Warner remarked that the leak might be due to a pipe penetration through the floor of GST No. 2. He added that DN Tanks was expected to be onsite in the following week to begin repairs to GST No. 2, weather permitting.

Rebuilding of Water Plant No. 1 (the "Rebuilding Project"). Mr. Warner reported that Quiddity is reviewing the contractor submittals on the Rebuilding Project as submitted by R&B Group, Inc., which is ready to proceed following completion of the work relating to the leak in GST 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 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. Mr. Warner remarked that the development team had provided plans and a capacity request for review but have not submitted the required deposit.

Annual Water Plant Inspections. Mr. Warner reported that Quiddity recently completed the first round of field work for the Inspections and plans to complete the remaining fieldwork once HPT No. 2 at Water Plant No. 2 is fully operational.

Then, after review, upon a motion duly made and seconded, the Board voted unanimously to accept the Engineer's Report, a copy of which is attached hereto as an exhibit.

ATTORNEY'S REPORT

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

Cyber Security Awareness Training. Mr. Yale reported that, to date, Director Guerrero had completed the annual cyber security awareness that is required of certain local government officials by Section 2054.519 of the Texas Government Code.

Open Government Training. Mr. Yale reviewed with the Board copies of the Certificates of Course Completion as issued to Director Liewer upon completion of the Texas Open Government training that is required of newly elected or appointed Directors. Copies of the Certificates of Course Completion are attached hereto as an exhibit to these minutes.

First Amendment to Agreement for Management of the District Office. Mr. Yale was preparing the First Amendment at the request of Mr. Schuett. He explained that the current Agreement for Management of the District Office between the District and Mr. Schuett was approved on 16 November 2006 and accordingly was due for certain updates.

OPERATOR'S REPORT

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

Water Plant Operations. Mr. Ashcraft reported that the billed to pumped ratio for the prior month was 9.25% and that the District has 898 service connections, including three vacant single-family residences. He noted that surface water received from the North Harris County Regional Water Authority (the "NHCRWA") accounted for 45% of the water distributed to the District's customers during the period ending 11 December 2025.

Weather Preparation. Mr. Ashcraft discussed with the Board the preparations being taken by the District's Operator in advance of the hard freeze weather conditions being predicted for Harris County during the period of 25 to 27 January 2026.

Utility Operator's Report. Mr. Ashcraft 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. Ashcraft reviewed with the Board the cover page from the Operator's Report for the Plant dated 7 January 2026, a copy of which is included with the Operator's Report.

TCEQ Vepo Envirotax System. Mr. Ashcraft reported that the District was now enrolled in the Vepo Envirotax service inspection management system as an alternative form of receiving and storing (1) backflow test and maintenance reports; and (2) certificates for customer service inspections.

Water Plant No. 2 / Ground Storage Tank No. 2 ("GST No. 2"). Mr. Ashcraft noted that, pursuant to the request from the District's Engineer, Wright Solutions is excavating the flex coupling on GST No. 2 for inspection.

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

TERMINATION OF SERVICE

Consideration was then given to the termination of water and sewer service to certain delinquent accounts. The Vice President recognized Mr. Ashcraft, 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. Mr. Ashcraft remarked that many of the

customers on the disconnection list might be unaware of the need to re-apply for automatic payments on their service accounts with the new billing and payment system being used by Inframark. After discussion, the Board directed the District's Operator to (1) contact the customers on the disconnection list to notify them of the requirement to re-apply for the automatic payment function; and (2) defer termination of water service to the delinquent accounts for 30 days.

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. Mr. Schuett reported that the telephone line at the District Office had been repaired. Then, after review, upon a motion duly made and seconded, the Board voted unanimously to accept the Office Report.

BOOKKEEPER'S REPORT

Mr. Schuett presented the Bookkeeper's Report on behalf of Claudia Redden & Associates, L.L.C., the District's Bookkeeper. A copy of the Bookkeeper's Report is attached hereto as an exhibit to these minutes. Mr. Schuett listed the balances in each of the District's accounts and reviewed the activity in each account. The Directors 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 presented a report on the activities of the KJPB. A copy of the draft minutes of the KJPB meeting held on 7 January 2026 is attached hereto as an exhibit.

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

SEAL




Secretary, Board of Directors

Kleinwood Municipal Utility District
Meeting of 22 January 2026
Attachments

1. Peace Officer's Report;
2. Detention Facilities Report;
3. Tax Assessor/Collector's Report;
4. Engineer's Report;
5. Certificates of Course Completion – Open Government Training;
6. Operator's Report;
7. District Office Report;
8. Bookkeeper's Report; and
9. KJPB draft meeting minutes.