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

28 May 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 28th day of May 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 Allard, 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 and John Rocha representing Ethoscapes; Deputy J. Gomez with Harris County Precinct 4 Constable's Office (the "Constable's Office"); Will Yale and David Green of Coats Rose, P.C. ("Coats Rose"), Attorney for the District; and Rick Fidler, a resident of the District. Attending the meeting by teleconference was Dick Yale of Coats Rose.

Director Ehmann called the meeting to order.

MINUTES OF THE MEETING OF 23 APRIL 2026

The minutes of the meeting of the Board held on 23 April 2026, 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 23 April 2026, 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, including the renewal of the Security Service Contract with Harris County for the term commencing on 1 October 2026. After discussion, the Board directed the District's Attorney to invite a representative of On-Site Protection, LLC, to attend the Board's meeting on 25 June 2026. 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 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 Ethoscapes 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. Mr. Griffith informed the Board that Champions Hydro-Lawn was now a division of Ethoscapes. He then discussed with the Board the proposed fabrication of large "No Trespassing" signs to be placed at the Detention Pond site (the "Signs"). Mr. Griffith reviewed with the Board the proposed language to be placed on the Signs. The Directors expressed their desire for four Signs to be installed on the Detention Pond site. Mr. Rocha stated that he would submit the wording for the Signs to Coats Rose for review.

Mr. Rocha then discussed with the Board certain proposed landscaping improvements to the District's Walking Park located at Squyres Road and Litchfield Lane (the "Park Improvements"). He submitted for the Board's review a proposal for the Park Improvements from Ethoscapes, a copy of which is attached hereto. The Directors deferred consideration of this matter to the Board's meeting on 25 June 2026.

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 95.7% 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 four checks written on the District's tax account, and the transfer by wire of $150,000.00 to the Debt Service 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 (the "HPT"). Mr. Warner reported that Quiddity recently held the substantial completion inspection with the contractor, CFG Industries, LLC ("CFG"), to identify and document any remaining punch list items for the HPT project. He stated that CFG is expected to complete the identified punch list items in the coming weeks. He then submitted for the Board's review and approval the Certificate of Substantial Completion for the HPT project.

Rebuilding of Water Plant No. 1. Mr. Warner reported that R&B Group, Inc. mobilized last week and is proceeding with the demolition of the existing facilities and the detention pond excavation at the site.

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 "Restroom Improvements"). He recalled that Quiddity previously issued Plan Review Letter No. 1 on 17 April 2026, which included several comments on the plans for the Restroom Improvements. He noted that the scope of the project includes improvements to the existing Restroom Buildings Nos. 2 and 3. Mr. Warner stated that Quiddity recently reviewed the design team's revised plans and have issued a plan approval letter for the Restroom Improvements. A copy of the plan approval letter to Page Southerland Page Inc. dated 27 May 2026 is included with the Engineer's Report.

Mr. Warner then reported on the status of the request for water and sanitary sewer capacity for the proposed commercial development in a 4.4-acre tract located at Cypresswood Drive and Stuebner Airline Road, a portion of which is located outside the boundaries of the District. He stated that Quiddity was reviewing the third set of plans for the gas station and retail store to be located at 6945 Cypresswood Drive.

Next, Mr. Warner reported that Quiddity had received an inquiry regarding water and sanitary sewer service for a proposed coffee shop to be constructed in the vacant tract on Louetta Road immediately east of the IDS Carwash. He stated that Quiddity requested a preliminary site layout and a formal request for water and sanitary sewer capacity, and informed the developer that the plan review deposit and plan approvals would be required before any water or sanitary sewer connections can be made.

Annual Water Plant Inspections. Mr. Warner reported that Quiddity recently completed the inspection forms as required by the Texas Commission on Environmental Quality for Water Plants Nos. 1 and 2 and is reviewing with Inframark the minor items noted during the inspections.

America's Water Infrastructure Act ("AWIA") Updates. Mr. Warner reported that Quiddity had finalized the updated Risk and Resilience Assessment for the District's Water Plants Nos. 1 and 2 (the "RRA"). He requested the Board's authorization to submit the certification for the updated RRA to the U.S. Environmental Protection Agency (the "EPA") prior to the deadline of 30 June 2026. Mr. Warner stated that Quiddity is updating the District's Emergency Response Plan, which is due for submission to the EPA by 31 December 2026.

Pavement Repairs. Mr. Warner reported that Quiddity is continuing to coordinate with Jennifer Almonte of Harris County Precinct 3 regarding the requested paving repair locations along Lobo Lane, Litchfield Lane, and Squyres Road in the District.

Sanitary Sewer Line on Lyons School Road (the "Sewer Line"). Mr. Warner reported that Quiddity reviewed the video of the inspection of the Sewer Line after the additional grease removal work was performed. He noted that there are two apartment complexes with wastewater collection systems that discharge into the Sewer Line. He recommended communication from the District to the managers of the apartment complexes requesting that the residents be informed of the proper method for disposing of household grease. Mr. Will Yale remarked that it might be necessary to amend the District's Consolidated Rate Order to require grease traps on sanitary sewer connections with apartments. The Board discussed the Sewer Line again during the presentation of the Operator's Report.

Then, after review, upon a motion duly made and seconded, the Board voted unanimously to (1) accept the Engineer's Report; (2) authorize execution of the Certificate of Substantial Completion; and (3) authorize certification of the RRA. A copy of the Certificate of Substantial Completion as approved by the Board is attached hereto as an exhibit.

ATTORNEY'S REPORT

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

First Amendment to Agreement for Management of the District Office (the "First Amendment"). Mr. Yale submitted to and reviewed with the Board the proposed First Amendment between the District and Mr. Schuett. He called the Board's attention to the updated Schedule of Fees that is attached as Exhibit "A" to the Agreement. Mr. Yale remarked that under the First Amendment, expenses incurred by Mr. Schuett on behalf of the District for any one item of repair or replacement shall not exceed $1,500.00 unless an emergency requires an expenditure in excess of $1,500.00, in which case Mr. Schuett shall notify the designated Board member of the emergency expenditure. Mr. Yale reviewed with the Board the updated indemnification provision in the Amendment, as well as certain verifications as required by Chapters 2252, 2271, and 2274 of the Texas Government Code.

After discussion, upon a motion duly made and seconded, the Board voted unanimously to approve the First Amendment and authorize execution of same. A copy of the First Amendment as approved by the Board is attached hereto and shall be considered to be part of these minutes.

Water and Sanitary Sewer Rates for Commercial Customers (the "Commercial Rates"). The Board briefly discussed matters relating to the Commercial Rates. Mr. Ashcraft expressed his intent to provide the District's Attorney with additional information regarding the Commercial Rates charged by the water districts in the vicinity of the District. The Directors then deferred consideration of this matter to a future meeting of the Board.

Interlocal Agreement / Harris-Galveston Subsidence District (the "HGSD"). The Board considered approval of a proposed Interlocal Agreement between the District and the HGSD for District sponsorship of the "Learning to be Water Wise and Energy Efficient" program ("Water Wise") for fifth grade students for the 2026-2027 school year (the "HGSD Agreement"). Mr. Yale pointed out to the Board that under the HGSD Agreement the District would fund Water Wise sponsorships for 130 students at a listed cost of $40.00 per student. Pursuant to the HGSD Agreement, he continued, the Subsidence District would issue to the District a groundwater credit equal to 84,000 gallons of water for each student sponsored by the District. After discussion, upon a motion duly made and seconded, the Board voted unanimously to approve the HGSD Agreement and to authorize Director Ehmann to execute same. A copy of the HGSD Agreement as approved by the Board is attached hereto as an exhibit to these minutes.

OPERATOR'S REPORT

The Vice 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 95.9% and that the District has 897 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 74% of the water distributed to the District's customers during the period ending 12 April 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 4 May 2026, a copy of which is included with the Operator's Report.

Write-Off Report. Mr. Ashcraft reported that that there were 14 closed service accounts with balances due to the District totaling $2,961.95 that would be turned over to a collection agency.

2025 Drinking Water Quality Report (the "DWQR"). Mr. Ashcraft reviewed with the Board the draft DWQR as prepared by Inframark. A copy of the draft DWQR is included with the Operator's Report. Mr. Ashcraft stated that the DWQR would be posted on the District's website and that Inframark would provide the District's customers with a link for viewing the DWQR on Inframark's website.

Sanitary Sewer Line on Lyons School Road, continued. The Directors returned to their earlier discussion regarding the Sewer Line. Mr. Ashcraft recommended performing an annual grease cut on the Sewer Line. He stated that there is an issue with a Sewer

Line connection with one of the Klein High School facilities that will require a point repair. Mr. Ashcraft added that he will present a price quote for the point repair at the Board's meeting on 25 June 2026.

Water Plant No. 2 Inspection. Mr. Ashcraft reported that there was a minor issue with a bolt on the ground storage tank that will need to be repaired. He noted that a hatch gasket was replaced. Also, he told the Board, a transducer for the hydropneumatic tank malfunctioned and needs to be replaced.

Water Valve Survey (the "Survey"). Mr. Ashcraft reported that the Survey had been completed and the report on same will be presented at the Board's meeting on 25 June 2026.

Then, after review, upon a motion duly made and seconded, the Board voted unanimously to (1) accept the Operator's Report; (2) approve the DWQR, subject to review by the District's Attorney; and (3) authorize the District's Operator engage a collection agency to pursue collection of the amount owed to the District by the delinquent utility service accounts. A copy of the Operator's Report is attached hereto as an exhibit to these minutes.

TERMINATION OF SERVICE

Consideration was then given to the termination of water 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. 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.

Fence Repair in Walking Park. Mr. Schuett reported that repairs to the perimeter fence at the Walking Park are in progress.

Irrigation System Repairs. Mr. Schuett reviewed with the Board the proposals from Brookway Horticultural Services, Inc. ("Brookway") for repairs to the irrigation systems at the Walking Park and the District Office (the "Irrigation System Repairs"). Copies of the proposals from Brookway are included with the Office Report.

Kleinwood Clubhouse and Swimming Pool Building. Mr. Schuett reported that the lights that illuminate the parking lot will be replaced with LED lights. He then reported that the Kleinwood Maintenance Fund ("KMF") informed him of the condition of the lights in the swimming pool building. Mr. Schuett stated that he provided the KMF with a price quote for replacing the lights. He pointed out to the Board that the door to the filter room in the swimming pool building cannot be secured in its current state.

Then, after review, upon a motion duly made and seconded, the Board voted unanimously to (1) accept the Office Report; (2) accept the proposals from Brookway for the Irrigation System Repairs; and (3) authorize Mr. Schuett to secure the door on the swimming pool filter room with a lock.

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.

Capital Improvements Allocation Account. Consideration was then given to transferring funds from the District's Operating Fund to the District's Capital Improvements Allocation Account (a sub-account in the District's Operating Fund for the purpose of funding certain capital expenditure items, herein the "CIA Account"). Director Fratangelo proposed that $5,000.00 be deposited into the CIA Account on a monthly basis, said deposits to be derived from the District's share of the proceeds from the sales tax collected by the City of Houston (the "City") in the limited purpose annexation of commercial property in the District pursuant to the Strategic Partnership Agreement between the District and the City. After discussion, upon a motion duly made and seconded, the Board voted unanimously to authorize the District's Bookkeeper to deposit $5,000.00 into the CIA Account on a monthly basis as described above.

Investment Policy. The Board discussed matters relating to the District's investments. Director Guerrero discussed with the Board the possible purchase of certain brokered certificates of deposit. Mr. Dick Yale reminded the Board that the District's investments must comply with the requirements of the Public Funds Investment Act. He noted that the investments must be backed by government pledge or government securities. No action was taken on this matter.

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 6 May 2026 is attached hereto as an exhibit.

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

Secretary, Board of Directors

SEAL

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Kleinwood Municipal Utility District
Meeting of 28 May 2026
Attachments

1. Peace Officer's Report;
2. Detention Facilities Report;
3. Proposal / improvements to Walking Park;
4. Tax Assessor/Collector's Report;
5. Engineer's Report;
6. Certification of Substantial Completion;
7. First Amendment to Agreement for Management of the District Office;
8. Interlocal Agreement with Harris-Galveston Subsidence District;
9. Operator's Report;
10. District Office Report;
11. Bookkeeper's Report; and
12. KJPB draft meeting minutes.