

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

25 June 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 25th day of June 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; Jeffrey Bishop, P.E., and Collin Hedges, E.I.T., 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 Ethoscapes; Sergeant M. Gonzales and Deputy J. Gomez with Harris County Precinct 4 Constable's Office (the "Constable's Office"); Allison Dunn, Anderson Dunn, and Alfred Segunda representing On-Site Protection, LLC (called "OSP"); Will Yale and David Green of Coats Rose, P.C. ("Coats Rose"), Attorney for the District; and Edward Kitchens, 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 28 MAY 2026

The minutes of the meeting of the Board held on 28 May 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 28 May 2026, as written.

HEAR FROM THE PUBLIC

The Vice President recognized Mr. Kitchens, who briefly addressed the Board regarding a certain residence in the District that was being operated as a bread-and-breakfast inn. The Directors determined that Mr. Kitchens would need to discuss this matter with the directors of the Kleinwood Maintenance Fund (the "KMF").

Mr. Will Yale then reviewed with the Board an electronic correspondence dated 9 June 2026 from Rick Fidler, a resident of the District, regarding the condition of the Walking Park located at Squyres Road and Litchfield Lane in the District. A copy of the electronic correspondence is attached hereto.

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 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. Mr. Griffith reported that fabrication of the large "No Trespassing" signs for placement in the Detention Pond was nearing completion.

The Directors 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"). The Board directed the District's Attorney to transmit another letter to Phillips, including recent photographs of the H-E-B Fence, requesting that Phillips take immediate action to rehabilitate the H-E-B fence where it fronts the Detention Pond.

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 97% 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 11 checks written on the District's tax account and the transfer by wire of \$100,000.00 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.

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. Bishop, who presented the Engineer's Report as follows:

Water Plant No. 2 / Hydropneumatic Tank Addition (the "HPT"). Mr. Bishop reported that CFG Industries, LLC is addressing the remaining punch list items for the HPT project that were identified during the substantial completion inspection.

Rebuilding of Water Plant No. 1. Mr. Bishop reported that R&B Group, Inc. recently completed the demolition of the existing facilities and is planning to proceed with work on the driveway, detention basin, and underground piping.

Requests for Service. Mr. Bishop 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 on 27 May 2026 Quiddity issued the plan approval for the Restroom Improvements. He noted that Quiddity coordinated with the District's Bookkeeper to provide a refund of the remaining balance of the plan review deposit to Harris County, totaling \$3,219.00.

Mr. Bishop 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 had reviewed the third set of plans for the gas station and retail store to be located at 6945 Cypresswood Drive and had issued plan review letter No. 3 to the applicant.

Next, Mr. Bishop recalled 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.

America's Water Infrastructure Act ("AWIA") Updates. Mr. Bishop reported that Quiddity had finalized the updated Risk and Resilience Assessment for the District's Water Plants Nos. 1 and 2 and had completed the recertification process with the U.S. Environmental Protection Agency (the "EPA") in advance of the 30 June 2026

deadline. He added 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. Bishop 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. He stated that Quiddity had recently requested status updates but have not received a repair timeline.

Sanitary Sewer Line on Lyons School Road (the "Sewer Line"). Mr. Bishop reported that Quiddity recently provided Coats Rose with a draft letter to the building management for the Lyons Court Condominiums and the Ellis at Champions Apartments located near Lyons School Road and Stuebner Airline Road, requesting that they reduce the quantity of fats, oils, and grease being introduced into the District's sanitary sewer system.

North Harris County Regional Water Authority (the "NHCRWA"). Mr. Bishop reported that the NHCRWA is hosting an interactive forum at their offices at 4:00 p.m. on 30 June 2026 to discuss maximizing surface water utilization. A copy of the invitation from the NHCRWA to attend the forum is included with the Engineer's Report.

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

ATTORNEY'S REPORT

Mr. Will Yale stated that he had nothing additional to report at this time under the Attorney's Report.

CONSOLIDATED RATE ORDER / RATE STUDY

Mr. Yale noted that the District's Engineer was preparing a study on the rates being charged by the District for water and sanitary sewer service, for review at a future meeting of the Board.

OPERATOR'S REPORT

The Vice President recognized Mr. Ashcraft, who submitted to and reviewed with the Board the Operator's Report, a copy of which is attached hereto.

Water Plant Operations. Mr. Ashcraft reported that the billed to pumped ratio for the prior month was 99.7% and that the District has 897 service connections, including two vacant single-family residences. He noted that surface water received from the NHCRWA accounted for 88% of the water distributed to the District's customers during the period ending 26 May 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 3 June 2026, a copy of which is included with the Operator's Report.

Sanitary Sewer Line Repair / Lyons School Road. Mr. Ashcraft reported that Inframark had confirmed that the sanitary sewer line that needs to be connected is from the softball field located south of Lyons School Road. He reviewed with the Board a price quote from Wright Solutions in the amount of \$5,000.00 to repair the sanitary sewer line and complete the connection with the main sewer line (the "Sewer Repairs"). A copy of the price quote is included with the Operator's Report. Mr. Ashcraft noted that Texas Hot Taps declined to submit a price quote because of scheduling constraints, and Inframark did not submit a price quote because of the work being in proximity to Lyons School Road.

Survey of Water Line Valves. Mr. Ashcraft discussed with the Board the survey carried out by Inframark on the water line valves in the District's water distribution system. He called the Board's attention to the Valve Survey Summary of Recommended Repairs, a copy of which is included with the Operator's Report. Of the 400 valves inspected, he told the Board, 192 have issues to be addressed. Mr. Ashcraft stated that Inframark had estimated the cost to perform the recommended repairs to the valves (the "Valve Repairs") at \$55,050.00.

Water Plant No. 2 Inspection. Mr. Ashcraft reported that the repair to the bolt on the ground storage tank had been completed.

Water and Sanitary Sewer Rates for Commercial Customers (the "Commercial Rates"). Mr. Ashcraft reported that Inframark is working with the District's Attorney to formulate proposed adjustments to the Commercial Rates.

Then, after review, upon a motion duly made and seconded, the Board voted unanimously to (1) accept the Operator's Report; (2) accept the proposal from Wright Solutions for the Sewer Repairs; and (3) authorize Inframark to proceed with the Valve Repairs.

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.

Walking Park. Mr. Schuett reviewed with the Board a proposal from Unique Tree Trimming Maintenance, Inc. ("UTTM") in the amount of \$550.00 to remove the pear tree located near the intersection of Litchfield Lane and Squyres Road (the "Tree Removal"). A copy of the UTTM proposal is included with the Office Report. He then reviewed with the Board a proposal from Brookway Horticultural Services, Inc. ("Brookway") to install red lantana, red yucca, salvia may night, dianella, and liriop big blue in the Walking Park to address areas with missing vegetation at a cost of \$4,707.43 (the "Landscaping Improvements"). The price quote for the Landscaping Improvements is included in the Office Report. A discussion ensued regarding the proposed Landscaping Improvements. The Board then directed Mr. Schuett and Director Fratangelo to meet with representatives of Ethoscapes to discuss possible improvements to the Walking Garden. No action was taken on the price quotes from Brookway.

Clubhouse Landscaping. Mr. Schuett reviewed with the Board a price quote from Brookway to refresh the bull rock on the Clubhouse grounds at a cost of \$2,228.33. A copy of the price quote is included with the Office Report. No action was taken on this matter.

District Office. Mr. Schuett then informed the Board that he plans to install updated photographic maps of the District in the meeting room.

Then, after review, upon a motion duly made and seconded, the Board voted unanimously to (1) accept the Office Report; and (2) accept the proposal from UTTM for the Tree Removal.

BOOKKEEPER'S REPORT

Mr. Schuett presented the Bookkeeper's Report dated 25 June 2026 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 3 June 2026 is attached hereto as an exhibit

KLEINWOOD MAINTENANCE FUND ("KMF")

The Directors discussed matters relating to the KMF, including the operation by the KMF of the swimming pool at the Kleinwood Clubhouse. Director Guerrero commented that other homeowner associations in the area were no longer hiring lifeguards for their swimming pools during the summer swimming season and were instead allowing residents to swim at their own risk. Mr. Dick Yale remarked that the unattended use of swimming pools should be restricted to adults only. He added that several signs stating that visitors are swimming at their own risk would have to be posted at a pool that is not attended by lifeguards.

EXECUTIVE SESSION

The Board went into executive session, pursuant to the Open Meetings Act, Section 551.071, Government Code, at 8:17 p.m. to discuss matters relating to the District's security. The Board returned to open session at 8:40 p.m.

OTHER MATTERS

Mr. Will Yale distributed to the Board copies of the following items: (1) Groundwater Credit Certificate No. GWB2026-111646, as issued to the District by the Harris-Galveston Subsidence District in the amount of 10,584,000 gallons; and (2) an invitation from the office of Harris County Precinct 3 Commissioner Tom Ramsey (the "Invitation") for directors and representatives of water districts to attend a town hall meeting at 5:30 p.m. on Wednesday, 29 July 2026, at the George H.W. Bush Community Center at 6827 Cypresswood Drive in Spring, Texas. Copies of the Groundwater Credit Certificate and the Invitation are attached hereto as exhibits.

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 25 June 2026
Attachments

1. Email from Rick Fidler;
2. Peace Officer's Report;
3. Detention Facilities Report;
4. Tax Assessor/Collector's Report;
5. Delinquent Tax Report;
6. Engineer's Report;
7. Operator's Report;
8. District Office Report;
9. Bookkeeper's Report;
10. KJPB draft meeting minutes;
11. Groundwater Credit Certificate; and
12. Invitation to Precinct 3 town hall meeting.