

MINUTES
MAYDE CREEK MUNICIPAL UTILITY DISTRICT

December 22, 2025

The Board of Directors (the "Board") of Mayde Creek Municipal Utility District (the "District") met in regular session, open to the public, on the 22nd day of December 2025, at the Mayde Creek Event Center, 19600 Misty Cove, Katy, Texas, inside the boundaries of the District, and the roll was called of the members of the Board:

Cyrus Dumas	President
Jessica Graham	Vice President
Betty Mancía Alvarenga	Secretary
Lee Crenshaw	Director
Erwin Sanchez	Director

and all the above were present, thus constituting a quorum.

Also present at the meeting were Joseph Ellis of McCall Gibson Swedlund Barfoot PLLC; and Justin Ubernosky of INFRAMARK.

PUBLIC COMMENTS

The Board offered any members of the public attending the meeting the opportunity to make a public comment. There being no members of the public requesting to make public comments, the Board moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the November 24, 2025, regular meeting. After review and discussion, Director Crenshaw moved to approve the minutes of the November 24, 2025, regular meeting. Director Alvarenga seconded the motion, which passed unanimously.

APPROVE AUDIT FOR FISCAL YEAR END AUGUST 31, 2025

Mr. Ellis presented and reviewed the District's audit for the fiscal year end August 31, 2025, and the audit for the Mayde Creek Regional Sewage Treatment Plant. After review and discussion, Director Crenshaw moved to approve the District's audit and the Mayde Creek Regional Sewage Treatment Plant audit, subject to final review. Director Alvarenga seconded the motion, which passed by unanimous vote.

SECURITY REPORT

The Board reviewed a report on security matters in the District. A copy of the security report is attached. Discussion ensued regarding activities around the District. After review and discussion, Director Crenshaw moved to accept the security report. Director Alvarenga seconded the motion, which passed unanimously.

PARK AND TRAIL REPORT, INCLUDING PARK AND BUILDING MAINTENANCE; EXERCISE EQUIPMENT

The Board reviewed the Park Maintenance Report, a copy of which is attached.

The Board reviewed a proposal for building repairs in the amount of \$7,475.00.

The Board reviewed a proposal for the installation of mulch at the District's flower beds located along the trail and parks in the amount of \$9,090.75.

After review and discussion, Director Graham moved to: (1) approve the Park Maintenance Report; (2) approve the proposal for the building repairs in the amount of \$7,475.00; and (3) approve the proposal for installation of mulch at the District's flower beds located along the trail and parks in the amount of \$9,090.75. Director Crenshaw seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION

The Board reviewed the tax assessor/collector's report, including a list of bills submitted for payment and a list of delinquent taxpayers, a copy of which is attached. After review and discussion, Director Graham moved to approve the tax assessor/collector's report and authorize payment of the bills submitted. Director Crenshaw seconded the motion, which passed unanimously.

REGIONAL WASTEWATER TREATMENT PLANT ("WWTP") FINANCIAL AND BOOKKEEPING MATTERS, AND PAYMENT OF THE BILLS AND REVIEW OF INVESTMENTS

The Board reviewed the regional WWTP bookkeeper's report, a copy of which is attached, and the bills submitted for payment. After review and discussion, Director Crenshaw moved to approve the regional WWTP bookkeeper's report and the bills submitted for payment. Director Graham seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING

The Board reviewed the District's bookkeeper's report, a copy of which is attached, and the bills submitted for payment. After review and discussion, Director

Graham moved to approve the bookkeeper's report and the checks presented for payment. Director Crenshaw seconded the motion, which passed unanimously.

TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES FOR THE ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") WINTER CONFERENCE

The Board discussed the District's Travel Reimbursement Guidelines. After review and discussion, Director Graham moved to authorize Directors attending the Association of Water Board Directors winter conference to receive reimbursement for attendance at the conference in accordance with the District's Travel Reimbursement Guidelines. Director Crenshaw seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES

The Board reviewed the Operator's Report, a copy of which is attached, including system repairs, maintenance, and pending and completed repairs and improvements to the District's water and sanitary sewer systems.

After review and discussion, Director Dumas moved to approve the operator's report. Director Graham seconded the motion, which passed unanimously.

HEARING ON TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS AND AUTHORIZE TERMINATION OF SERVICE

The Board reviewed the list of delinquent accounts. Mr. Downum informed the Board that the residents on the termination list were delinquent in payment of their utility bills and had been given written notification prior to the meeting of the opportunity to appear before the Board to explain, contest, or correct the utility service bill and show reason why utility services should not be terminated for reason of nonpayment. The Board conducted a hearing regarding water and sewer service termination. Following review and discussion, Director Graham moved that, because the customers on the list were not present at the meeting, nor had presented any written statement on the matter, all utility services should be terminated until after the new year, if their utility bills are not paid in accordance with the District's Amended Rate Order. The motion was seconded by Director Crenshaw, which passed unanimously.

ENGINEERING MATTERS

The Board reviewed the engineering report, a copy of which is attached.

After review and discussion, Director Crenshaw moved to approve the engineering report. Director Graham seconded the motion, which passed unanimously.

REVIEW BUILDING MANAGER EMPLOYMENT CONTRACT

The Board reviewed and discussed the 2026 Employment Agreement with Ms. Pettit. After review and discussion, the Board deferred action on this agenda item.

REPORTS FROM DIRECTORS

There was no discussion under this agenda item.

ANNUAL EMINENT DOMAIN FILING

The Board noted Allen Boone Humpries Robinson LLP has filed the District's Eminent Domain Authority Annual Report for 2025 with the Comptroller of the State of Texas pursuant to Senate Bill 1812.

AGENDA ITEMS FOR NEXT BOARD MEETING

The Board noted that the next Committee meeting will be held on February 5, 2026, and the next regular meeting will be held on January 26, 2026.

There being no further business to come before the Board, Director Graham moved to adjourn the meeting. Director Crenshaw seconded the motion, which passed unanimously.



P. Crenshaw

Secretary, Board of Directors

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