

MINUTES
MAYDE CREEK MUNICIPAL UTILITY DISTRICT

February 23, 2026

The Board of Directors (the "Board") of Mayde Creek Municipal Utility District (the "District") met in regular session, open to the public, on the 23rd day of February 2026, 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 Mancia Alvarenga	Secretary
Lee Crenshaw	Director
Erwin Sanchez	Director

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

Also present at the meeting were: Brad Mills of F3 Houston; Deputy Kyle San Miguel of Harris County Sheriff's Office; Michael Murr of Murr Incorporated; Bob Manning of Boston Fern; Kristen Scott of Bob Leared Interests; Claudia Redden of Claudia Redden & Associates; Bart Downum and Justin Ubernosky of INFRAMARK; Matt Carpenter and Roy Ward of IDS Engineering Group ("IDS"); Tonie Pettit, the Building Manager; and Allison Leatherwood and Arlene Catalan of Allen Boone Humphries Robinson, LLP.

PUBLIC COMMENTS

The Board offered any members of the public attending the meeting the opportunity to make a public comment.

Mr. Mills introduced himself to the Board and stated that he is a member of the fitness group, F3 Houston. He explained that the group regularly meets at the District's park. Mr. Mills requested the Board's consideration of installing pull-up bars at the park for use by the fitness group and the community and asked whether the District would consider contributing toward the installation.

MINUTES

The Board considered approving the minutes of the January 26, 2026, regular meeting. After review and discussion, Director Crenshaw moved to approve the minutes of the January 26, 2026, regular meeting. Director Alvarenga seconded the motion, which passed unanimously.

SECURITY REPORT

Deputy San Miguel 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.

REPORT ON LANDSCAPE MAINTENANCE

Mr. Manning reported on landscape maintenance in the District. After discussion, Director Alvarenga moved to accept the landscape maintenance report. Director Graham seconded the motion, which passed unanimously.

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

Mr. Murr presented and reviewed the Park Maintenance Report, a copy of which is attached.

Mr. Murr recommended replacing the Building's reduced pressure zone assembly due to age.

Mr. Murr reported that he is working with vendors on two concepts for the playground. He stated that he anticipates having proposals for the Board's consideration at the next regular meeting.

Mr. Murr reported that three lights are out at the District's North Park. Director Sanchez inquired whether it would be more cost-effective to replace all the park lights at one time rather than replacing them on an as-needed basis. Mr. Murr responded that he would consult with an electrician and present a recommendation to the Board at the next regular meeting.

After review and discussion, Director Graham moved to approve the Park Maintenance Report. Director Crenshaw seconded the motion, which passed unanimously.

RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

The Board considered adopting a Resolution Concerning Exemptions from Taxation. After review and discussion, Director Graham moved to allow an exemption of \$20,000 for individuals who are disabled or over sixty-five years of age, reject any exemption of residence homesteads from ad valorem taxation, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Crenshaw seconded the motion, which passed unanimously.

ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2026 TAX YEAR

Ms. Leatherwood discussed the “truth-in-taxation” property tax calculations and tax levy process for water districts and stated that Chapter 49 of the Texas Water Code establishes three main categories for water districts, based on a district’s development status and/or tax rate. She reviewed the definitions for each of the three categories and said the Board must annually determine the District’s category for that tax year and follow the associated notice and levy provisions in the Texas Water Code.

Discussion ensued regarding the District’s development status. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a Developed District for the 2026 tax year.

Following review and discussion, Director Graham moved to adopt a Resolution Regarding Development Status for 2026 Tax Year establishing the District as a Developed district for the 2026 tax year, pursuant to Section 49.23602, Texas Water Code, and direct that the Resolution be filed appropriately and retained in the District’s official records. Director Alvarenga seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION

Ms. Scott 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.

DELINQUENT TAX MATTERS

There was no report on this agenda item.

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 Graham moved to accept the regional WWTP bookkeeper’s report, and the bills submitted for payment. Director Crenshaw seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING

Ms. Redden presented and 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.

ANNUAL DISCLOSURE STATEMENTS FOR INVESTMENT OFFICER AND BOOKKEEPER

There was no discussion under this agenda item.

OPERATION OF DISTRICT FACILITIES

Mr. Downum presented and reviewed the Operator's Report, a copy of which is attached, including system repairs and maintenance. He reported on pending and completed repairs and improvements to the District's water and sanitary sewer systems.

Mr. Downum reported that the motors for Water Plant Booster Pump Nos. 2 and 4 have failed. He requested direction from the Board regarding the repairs in light of the Water Plant's upcoming rehabilitation. Mr. Carpenter requested authorization to proceed with repairs to the Booster Pumps, subject to IDS and Inframark working together to identify an appropriate solution.

Mr. Downum reviewed the Water Usage Reporting Form (the "Form") and requested authorization to submit the Form to the West Harris County Regional Water Authority.

Mr. Downum discussed the Association of Water Board Directors ("AWBD") Water Smart Partners Program and requested the Board ratify submission of the application for inclusion in the Program (the "Application").

After review and discussion, Director Crenshaw moved to: (1) approve the operator's report; (2) authorize the Booster Pump repairs, subject to IDS and Inframark working together; (3) approve and authorize submittal of the Form to the West Harris County Regional Water Authority; and (4) ratify submittal of the Application to AWBD. 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 Crenshaw 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, if their utility bills are not paid in accordance with the District's Amended Rate Order. The motion was seconded by Director Graham, which passed unanimously.

ENGINEERING MATTERS

Mr. Ward reviewed the engineering report, a copy of which is attached.

Mr. Ward updated the Board regarding the design of the Water Plant Improvements Project ("Project").

SITE DEVELOPMENT REQUESTS AND UTILITY COMMITMENT LETTERS

There was no discussion on this matter.

REGIONAL WASTEWATER TREATMENT PLANT ADVISORY COMMITTEE

Mr. Ward stated that the next Advisory Committee meeting is scheduled for May 7, 2026.

DEEDS AND EASEMENTS

There were no deeds or easements presented to the Board.

ASSET MANAGEMENT PLAN

There was no discussion on this matter.

Mr. Ward updated the Board regarding the District's utility system being uploaded into a Geographic Information System. He reported that Inframark has completed the manhole and valve survey.

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

BUILDING MANAGER'S REPORT AND BUILDING MATTERS

Ms. Pettit presented and reviewed the Building Manager's Report, a copy of which is attached.

Ms. Pettit reported that Harris County has reserved the District's building for the upcoming May 2, 2026, elections.

The Board discussed the Facility Use Agreement (the "Agreement") and requested that an item be placed on the next meeting agenda to consider amending the Agreement.

After discussion, Director Graham moved to approve the Building Manager's Report. Director Crenshaw seconded the motion, which passed unanimously.

REPORTS FROM DIRECTORS

There was no discussion under this agenda item.

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There was no discussion under this agenda item.

DISCUSS GARBAGE AND RECYCLING MATTERS

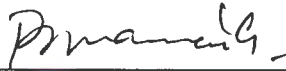
There was no discussion under this agenda item.

AGENDA ITEMS FOR NEXT BOARD MEETING

The Board noted that the next Committee meeting will be held on May 7, 2026, and the next regular meeting will be held on March 23, 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.





Secretary, Board of Directors

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