MINUTES
MAYDE CREEK MUNICIPAL UTILITY DISTRICT

July 27, 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 27th day of July 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: Bear Oakley of NextEra Advisors LLC ("NextEra Advisors"); Deputy Stephan Wiley of the Harris County Sheriff's Office; Bob Manning of Boston Fern; Michael Murr of Murr Incorporated; Brenda McLaughlin of Bob Leared Interests; Claudia Redden of Claudia Redden & Associates; Justin Ubernosky of INFRAMARK; Kelly Wilkinson 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. There being no members of the public requesting to make public comments, the Board moved to the next agenda item.

The Board reviewed correspondence from One Creek West, Inc., a copy of which is attached.

MINUTES

The Board considered approving the minutes of the June 22, 2026, regular meeting. After review and discussion, Director Crenshaw moved to approve the minutes of the June 22, 2026, regular meeting. Director Alvarenga seconded the motion, which passed unanimously.

REPORT ON ENERGY MATTERS

Mr. Oakley reported that CenterPoint Energy is requesting execution of an Enrollment Authorization form with the District's retail electricity provider, Hudson Energy, to replace an electricity meter. After review and discussion, the Board concurred to authorize execution of the Hudson Energy Enrollment Authorization form.

Mr. Oakley then stated that the District's current electricity contract expires at the end of May 2027. He then reviewed a list of electricity providers at different terms and rates, a copy of which is attached. Discussion ensued. After review and discussion, the Board requested NextEra Advisors to return to the October 2026 regular meeting to review an updated list of electricity providers and electricity rates.

SECURITY REPORT

Deputy Wiley 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 Graham seconded the motion, which passed unanimously.

The Board considered approving the Interlocal Agreement for Law Enforcement Services with Harris County (the "County") for a 12-month term beginning October 1, 2026, and ending on September 30, 2027. After review and discussion, Director Crenshaw moved to approve the Agreement for Law Enforcement Services. Director Graham seconded the motion, which passed unanimously

REPORT ON LANDSCAPE MAINTENANCE

Mr. Manning reported on landscape maintenance in the District. After discussion, Director Crenshaw 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 reported that the parking lot cleaning and striping has been completed.

Mr. Murr reported that the cat houses in the park have been removed and signs have been placed prohibiting the feeding or placement of shelters for the cats.

Mr. Murr followed up on the two previously presented playground concepts and reviewed updated proposals for the Board's consideration. Discussion ensued.

Mr. Murr updated the Board regarding the installation of LED lighting at the District parks and reported that the previously approved lighting improvements are nearly complete. The Board requested a report with a breakdown of costs for the lights that have been repaired in the last five years.

Director Alvarenga reported on graffiti located on the bridge.

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

TAX ASSESSMENT AND COLLECTION

Ms. Mclaughlin 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 Crenshaw moved to approve the tax assessor/ collector's report and authorize payment of the bills submitted. Director Graham seconded the motion, which passed unanimously.

DELINQUENT TAX MATTERS

There was no report under 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 Crenshaw moved to accept the regional WWTP bookkeeper's report, and the bills submitted for payment. Director Alvarenga 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.

INSURANCE

Ms. Leatherwood reviewed with the Board the District's insurance proposal from Arthur Gallagher Insurance, a copy of which is attached, including the general liability, property, boiler and machinery, directors' and officers' liability, workers compensation, business travel accident, and director and consultant bond insurance. After review and discussion, Director Graham moved to approve the insurance proposal from Arthur Gallagher Insurance and directed that the proposal be filed appropriately and retained in the District's records. Director Crenshaw seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES

Mr. Ubernosky 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. Ubernosky updated the Board regarding a reimbursement request from a resident related to a sanitary sewer backup reported on November 7, 2025, at 19319 Bristlestar Drive. He stated that the resident submitted receipts for two plumbing bills totaling approximately $425.00. He noted that INFRAMARK has reimbursed the resident on behalf of the District.

Mr. Ubernosky presented a customer appeal from a District resident located on 19210 Misty Cove Drive. Discussion ensued.

Mr. Ubernosky reported that INFRAMARK received three proposals for the repair of the Wastewater Treatment Plant ("WWTP") Clarifier No. 1. He recommended that the Board award the contract to Alvin Construction, the lowest bidder, in the amount of $107,350.00. The Board concurred that, in its judgment, Alvin Construction was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

Mr. Ubernosky presented and recommended turning three delinquent accounts totaling $1,942.02, to the District's collection agency.

After review and discussion, Director Alvarenga moved to: (1) approve the Operator's Report; (2) approve the 19210 Misty Cove Drive customer appeal; (3) award the contract for repair of the WWTP Clarifier No. 1 to Alvin Construction in the amount of $107,350.00; and (4) authorize the operator to turn over the three recommended delinquent accounts for collections. 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. Ubernosky 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 Alvarenga 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

Ms. Wilkinson reviewed the engineering report, a copy of which is attached.

Ms. Wilkinson updated the Board regarding the water supply and treatment facilities inspection program.

Ms. Wilkinson updated the Board regarding the Water Plant Improvements Project. She presented color options for the proposed ground storage tanks and coating systems. Discussion ensued. Ms. Wilkinson presented and reviewed an IDS proposal for Professional Engineering and Surveying Services for the Water Plant Improvements Project in the amount of $194,000.00. She then presented and reviewed a proposal from SOCOTEC (previously Ninyo & Moore) for materials testing services in the amount of $48,245.00. Discussion ensued.

Ms. Wilkinson updated the Board regarding the WWTP Improvements Project. She reported that the Texas Commission on Environmental Quality approved the plans on February 25, 2026, and that comments received from Harris County and the City of Houston have been addressed. She requested that the Board authorize IDS to advertise for bids for the construction of the WWTP Improvements Project.

Ms. Wilkinson stated that the next Advisory Committee meeting is scheduled for August 6, 2026. She stated IDS has requested an updated connection count to calculate the variable pro-rata share.

Ms. Wilkinson updated the Board regarding Harris County Precinct No. 4's Drainage Improvement project.

Ms. Wilkinson updated the Board regarding the North Park Slope Paving Improvements project.

Ms. Wilkinson reported that the District's Risk and Resilience Assessment has been filed.

Ms. Wilkinson updated the Board regarding the District's Geographic Information System.

Ms. Wilkinson updated the Board regarding the Water Supply and Infrastructure Grant application to the Texas Water Development Board for the District's Water Plant Improvements Project. She presented and reviewed the Application Resolution and application documents.

After review and discussion, Director Crenshaw moved to: (1) approve the engineer's report; (2) authorize Ms. Wilkinson to select the colors for the ground storage tanks and coating systems; (3) approve the IDS proposal for Professional Engineering and Surveying Services for the Water Plant Improvements Project in the amount of $194,000.00; (4) approve SOCOTEC's Materials Testing Proposal in the amount of $48,245.00; (5) authorize the engineer to advertise for bids for the Wastewater Treatment Plant Improvements Project; (6) approve the Application Resolution; and (7) authorize execution of the required application documents and take all actions necessary to complete and submit the application. Director Graham 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 updated the Board regarding National Night Out.

Ms. Pettit requested authorization to purchase new office furniture and a new computer. She stated that her computer was purchased in 2016. The Board requested she prepare a report on the proposed furniture and the computer for consideration at the next meeting.

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

REPORTS FROM DIRECTORS

There was no discussion under this agenda item.

GARBAGE AND RECYCLING MATTERS

There was no discussion under this agenda item.

AMENDMENT TO SERVICE AGREEMENT WITH BOSTON FERN

Mr. Manning presented and reviewed an updated Cost Schedule for landscape maintenance. Ms. Leatherwood reviewed an Amendment to the Service Agreement between the District and Boston Fern with an updated Exhibit D. She said the Amendment provides for an increase in fees charged by Boston Fern.

After review and discussion, Director Crenshaw moved to approve the Amendment to the Service Agreement with Boston Fern, subject to finalization, and direct that the Amendment be filed appropriately and maintained in the District's official records. Director Graham seconded the motion, which passed unanimously.

AGENDA ITEMS FOR NEXT BOARD MEETING

The Board noted that the next Committee meeting will be held on August 6, 2026, and the next regular meeting will be held on August 24, 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.

(SEAL)

Secretary, Board of Directors

ATTACHMENTS TO MINUTES

Minutes
Page