MINUTES
MAYDE CREEK MUNICIPAL UTILITY DISTRICT

September 28, 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 28th day of September 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:

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

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

Also present at the meeting were: Chief Marc Palmer of Westlake Fire Department; Deputy Breana Nevarez-Tapia of the Harris County Sheriff's Office; Michael Murr of Murr Incorporated; Shammarie Leon of Bob Leared Interests; Loren Morales of Rathmann and Associates, LP; 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.

Chief Palmer addressed the Board and noted an upcoming inspection of facilities related to fire fighting. He requested and recommended that the District continue performing fire hydrant inspections at least once a year. Mr. Ubernosky noted that INFRAMARK has recently completed the District's fire hydrant inspection and will be sending the report to the Westlake Fire Department.

MINUTES

The Board considered approving the minutes of the August 24, 2026, regular meeting. After review and discussion, Director Alvarenga moved to approve the minutes of the August 24, 2026, regular meeting. Director Graham seconded the motion, which passed unanimously.

SECURITY REPORT

Deputy Nevarez-Tapia 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 Graham moved to accept the security report. Director Alvarenga seconded the motion, which passed unanimously.

REPORT ON LANDSCAPE MAINTENANCE

There was no report under this agenda item.

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

TAX ASSESSMENT AND COLLECTION

Ms. Leon 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.

DELINQUENT TAX MATTERS

The Board reviewed the delinquent tax report from Perdue, Brandon, Fielder, Collins and Mott, LLP, a copy of which is attached.

After review and discussion, Director Graham moved to: (1) approve the tax assessor/collector's report and authorize payment of the bills submitted; and (2) authorize termination of water service to property with delinquent tax accounts if payment is not received after a final notice is provided to the property owner and a water termination notice is placed on the door. Director Alvarenga seconded the motion, which passed unanimously.

DISCUSS 2026 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

The Board considered the District's 2026 tax rate. Mr. Morales distributed and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2026 water, sewer, and drainage debt service tax rate of $0.26 per $100 of assessed valuation, based on the District's initial 2026 certified value of $409,526,533, plus $20,861,020 representing the uncertified value under protest. A copy of the debt service tax rate analysis is attached. The Board then discussed the District's operation

and maintenance tax rate. Ms. Leatherwood discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Dumas moved to: (1) set the public hearing date for October 26, 2026; and (2) authorize the tax assessor/collector to publish notice in the *Katy Times* of the District's meeting on October 26, 2026, to set the proposed 2026 total tax rate of $0.67 per $100 of assessed valuation, with $0.26 allocated for debt service on water, sewer, and drainage bonds and $0.41 allocated for operations and maintenance. Director Graham 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 Graham moved to approve 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 Alvarenga seconded the motion, which passed unanimously.

INVESTMENT POLICY

The Board reviewed the District's Investment Policy to determine if any amendments were necessary. After review and discussion, Director Graham moved to make no changes to the Investment Policy and to adopt a Resolution Regarding Annual Review of Investment Policy and direct that the Resolution be filed appropriately and retained in the District's official records. Director Dumas seconded the motion, which passed by unanimous vote.

REVIEW, REVISE AND ADOPT RESOLUTION ESTABLISHING THE AUTHORIZED DEPOSITORY INSTITUTIONS AND ADOPTING LIST OF QUALIFIED BROKER/DEALERS WITH WHOM THE DISTRICT MAY ENGAGE IN INVESTMENT TRANSACTIONS

The Board considered adopting a Resolution Establishing the Authorized Depository Institutions and Adopting a List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions incorporating an updated list of broker/dealers provided by the District's bookkeeper.

After review and discussion, Director Graham moved to adopt the Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Dumas seconded the motion, which passed by unanimous vote.

ADOPT RESOLUTION CHANGING AND APPOINTING INVESTMENT OFFICER

The Board then considered changing the District's investment officer. Ms. Leatherwood then presented and reviewed a Resolution Changing and Appointing Investment Officer reflecting the change of investment officer. After review and discussion, Director Graham moved to adopt the Resolution Changing and Appointing Investment Officer, appointing Jorge Diaz as the investment officer. Director Alvarenga seconded the motion, which passed unanimously.

ACCEPT DISCLOSURE STATEMENT FOR BOOKKEEPER AND INVESTMENT OFFICER

Ms. Leatherwood stated that in accordance with the District's Investment Policy, the District's bookkeeper and Investment Officer are required to execute a disclosure statement that discloses any relationships with banks and brokers who seek to sell investments to the District. She added that the Disclosure Statement will be filed with the Texas Ethics Commission. After review and discussion, Director Graham moved to accept the Disclosure Statements pursuant to the District's Investment Policy and the Public Funds Investment Act. Director Alvarenga seconded the motion, which passed unanimously.

APPROVE AMENDED EXHIBIT A TO DEPOSITORY PLEDGE AGREEMENT WITH CENTRAL BANK

Ms. Leatherwood presented and reviewed Amended Exhibit A's to the Depository Pledge Agreements. After review and discussion, Director Graham moved to authorize execution of Amended Exhibit A's to the Depository Pledge Agreements. Director Alvarenga seconded the motion, which passed unanimously.

EXECUTION OF DISTRICT REGISTRATION FORM

The Board reviewed a revised District Registration Form reflecting the change in District Investment Officer and primary bookkeeper to McLennan and Associates. Ms. Leatherwood stated the revised District Registration Form will be filed with the Texas Commission on Environmental Quality ("TCEQ"). After review and discussion, Director Graham moved to authorize filing of the updated District Registration Form with the TCEQ. Director Alvarenga 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 reported that the fire hydrant survey was completed. He presented and reviewed a list of recommended repairs in the amount of $4,500.00.

Mr. Ubernosky presented and reviewed a proposal from Lillianah Technologies in the amount of $25,950.00 for SMP pH and Alkalinity buffering to decrease the alkalinity. The Board deferred action.

After review and discussion, Director Graham moved to: (1) approve the Operator's Report; and (2) approve the list of recommended fire hydrant repairs in the amount of $4,500.00. Director Alvarenga 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 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, if their utility bills are not paid in accordance with the District's Amended Rate Order. The motion was seconded by Director Alvarenga, 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 reviewed and recommended approval of Pay Estimate No. 1 in the amount of $215,676.00, payable to Schier Construction. Ms. Wilkinson requested the Board defer action for the Geotechnical Invoice.

Ms. Wilkinson stated that the next Regional Wastewater Treatment Plant Advisory Committee meeting is scheduled for November 5, 2026. She reported that IDS has requested an updated connection count from all the Regional Wastewater Treatment Plant participants.

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.

After review and discussion, Director Graham moved to: (1) approve the engineer's report; and (2) approve Pay Estimate No. 1 in the amount of $215,676.00. Director Alvarenga 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. Discussion ensued.

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.

AGENDA ITEMS FOR NEXT BOARD MEETING

The Board noted that the next Regional Wastewater Treatment Plant Advisory Committee meeting will be held on November 5, 2026, and the next regular meeting will be held on September 28, 2026.

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

(SEAL)

Secretary, Board of Directors

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