MASON CREEK UTILITY DISTRICT

847 DOMINION DR., KATY, TEXAS 77450

MINUTES
Meeting of the Board of Directors

The Board of Directors ("Board") of Mason Creek Utility District of Harris County, Texas ("District") convened in a **regular meeting** at 847 Dominion Dr., Katy, Texas 77450, on **October 15, 2025,** at **6:30 P.M**. The duly elected members of the Board of Directors were:

Brian C. Connolly	President
James K. Nordhaus	Vice President
Fredrick J. Castellano	Secretary/Treasurer
Joe M. Adams	Assistant Secretary/Treasurer
John H. Cameron	Director

and all the members were present, thus constituting a quorum. Also, present were James L. Dougherty, Jr., Attorney for the District; Lina Loaiza of BLICO, Inc., the District's Tax assessor-collector; Derek Davenport of McClennan and Associates; Jose de Leon and Brenton Stamper of Venturi Engineers LLC; Christopher Mosley, applicant for water and sewer services (who was appealing a decision on utility matter and requesting a variance); and Susan Saccomen, Kasey Lorraine, and Jamie Parrott of the District's staff. The meeting was called to order and in accordance with notice posted pursuant to law, the following business was transacted:

Notices & Minutes. Ms. Saccomen reported that the notice of the meeting had been posted as required by the Texas Open Meetings Act. Director Cameron moved to approve meeting minutes for the regular meeting on August 13th, 2025. Director Castellano seconded, and the motion passed.

Hearings, Etc. President Connolly opened the hearing regarding Mr. Mosley's and Mr. Bloodsaw's application for water and sewer services for 410 Hamden Ct. He asked Mr. Dougherty to provide the background and purpose for the hearing. Mr. Dougherty explained that the applicants were: (i) appealing a DECISION ON UTILITY MATTER (ON RECONSIDERATION), which was the second of two administrative decisions deciding that the application did not meet the requirements of Section 9A of the District's rate order, and that a new account should not be established for services to the same premises covered by an active account, and (ii) requesting a variance from the requirements of Section 9A regarding "proof of possession and control of the entire premises," like a deed or a lease (or HCAD record). Mr. Dougherty presented and reviewed documents that had been filed (120 pages). Copies were provided to the applicants and the Board, and they were scrolled on the video monitor as Mr. Dougherty reviewed them. Mr. Dougherty also gave Mr. Mosley two documents that applicants had requested shortly before the start of the hearing (a report about a leak investigation on April 1, 2025, which described the customer's request to turn off the water, also the power of attorney from the customer. Ms. Saccomen and Mr. Parrott explained that the other documents that the applicants had requested (like written policy documents about leak investigations) did not exist, but they did give an oral explanation about how leak investigations were handled by the District.

The President recognized Mr. Mosley. He made an extended presentation, including (i) a claim that the District was acting in retaliation, (ii) an assertion that Ms. Jones and Ms. Lacombe had entered into a private sale of the property, and there was a civil suit over the sale, and that he and Mr. Bloodsaw were caught in the middle; (iii) an assertion that the District had contacted the constable's office and asked them to make contact at the property; and (iv) a claim that the District had to get a court order to keep the water turned off. There were questions and discussions. There was no proof that the Ms. Jones, the record owner, had sold the property to Ms. Lacombe, so it appeared that the lease signed by Ms. Lacombe could not give the applicants "possession and control of the entire premises" as required by Section 9A of the Rate Order. After discussion, there was a motion to: (i) affirm the decision that had been appealed, (ii) deny a variance from the requirements of Section 9A of the Rate Order, and (iii) authorize preparation and approval of a written decision. The motion was seconded and passed unanimously.

Delinquencies, Etc. Ms. Saccomen presented a list of delinquent accounts proposed for service discontinuation (for which notices, including an opportunity to be heard, had been sent). President Connolly provided an opportunity for anyone to be heard regarding the delinquencies or discontinuations. After it appeared that no one wanted to be heard, Director Cameron made a motion to: (i) find and determine that the amount shown on the list for each account was correct and delinquent, and (ii) authorize discontinuation of utility service for those accounts, unless a payment arrangement was agreed upon before discontinuation of service, in accordance with the District's standard operating procedures. The motion was seconded by Director Castellano and carried out by a unanimous vote.

Bookkeeping, Etc. Mr. Davenport presented the bookkeeper's report including the cash disbursement report for September 18th, 2025, through October 15th, 2025. He also presented the investment report for the period ending September 30th, 2025. Director Cameron moved to accept the investment report, as presented, and to order that a written instrument be adopted, as shown in the report, stating that the Board reviewed the District's investment policy and investment strategies and decided to make no changes to them. Director Castellano seconded. The motion passed unanimously. After discussion, Director Cameron moved to accept the bookkeeper's report as presented. Director Nordhaus seconded, and all voted in favor of the motion.

Bills, Etc. Director Nordhaus moved to accept the bills as presented (and authorize the checks that had been prepared to pay them). Director Adams seconded. The motion was carried by a unanimous vote.

Taxes. Ms. Loaiza gave the Tax Assessor-Collector report indicating that the total taxes collected through September were $2,768.384.76, leaving total taxes receivable on September 30th, 2025, at $85,844.06. The reported percentage of collection of TY 2024 taxes was 98.7%. Reported receipts of TY 2024 taxes during August were $7,238.16. Checks were presented in the total amount of $8,718.02. Director Cameron moved to accept the Tax Assessor-Collector's report as presented (and authorize the checks presented). Director Adams seconded, and all voted in favor of the motion.

President Connolly formally opened a public hearing on the proposed tax rate. It was explained that the proposed tax rate was $0.35100 per $100 of taxable value, composed of $0.28000 for maintenance and operation and $0.07100 for debt service. Also presented was a publisher's affidavit showing that the notice of the public hearing and proposed tax rate was published on October 2, 2025, in *The Katy Times*. President Connolly asked for public presentations or comments, but there was none offered. President Connolly then closed the public hearing. At that point, the following measure was introduced for consideration by the Board: ORDER LEVYING TAXES, which would levy taxes for TY 2025 at the rate of $0.35100 per $100 of taxable value (composed of $0.28000 for maintenance and operation and $0.07100 for debt service) and approve an information form amendment (with notice to purchasers). Director Adams moved that the measure be approved and adopted and that the officers of the District be authorized to sign, attest, and certify the measure. The motion was seconded by Director Cameron. After due discussion, the question was called, and the motion, carrying with it the adoption of the measure, was adopted and carried by the following vote:

Ayes: Directors Connolly, Nordhaus, Castellano, Cameron, Adams
Nays: None

A copy of said measure, as adopted, was filed with the records of the meeting. Mr. Dougherty presented an amended District Information Form for Director's signatures, as approved by the ORDER LEVYING TAXES. He noted that the District Information Form would be recorded in the Harris County Real Property Records to give formal notice of the District's tax rate, and it included a "NOTICE TO PURCHASERS" in the form required by a new state law. The amended form was signed and notarized.

Water Supply, Etc. There was no report or action taken.

Engineering, Projects, Etc. Mr. Stamper reported that there was no update on the completion of the Brondesbury Lift Station Conversion Project.

Mr. Stamper reported that there were a few small maintenance items left for the Rennie Lift Station project. He presented the final Pay Application, Certificate of Completion, and he recommended final payment. Director Castellano moved to authorize the final pay application for the Rennie Lift Station Project. Director Cameron seconded, and the motion passed unanimously.

Mr. Stamper presented the first Pay Application in the amount of $331,740.00 for the Sections 1 & 3 Sanitary Sewer Rehabilitation project. District. Director Cameron moved to approve the pay application as presented. Director Nordhaus seconded, all voted in favor of the motion.

Mr. Stamper presented a "Resolution Expressing Intent to Finance and Reimburse Expenditures to be Incurred in Connection with Acquisition, Reconstruction, or Renovation." After discussion, Director Adams moved to adopt the resolution as presented, with the project and bond issue sizes from the draft application to TCEQ for bond approval. Director Cameron seconded and the motion was unanimously passed.

Regarding the Sherfield Ridge and Park Bend waterline repair, Mr. Stamper reported that the project was wrapping up and the final pay application was expected to be presented at next month's meeting.

Mr. Stamper reported that both the Section 1 and Section 2 Waterline Rehabilitation Projects were still in the design phase.

Mr. Stamper reported that the bond application was ready for submittal to the TCEQ. He presented a "Resolution Authorizing Application to TCEQ for Approval of Project and Bonds." After discussion, Director Adams moved to authorize the resolution, incorporating the project costs, issue size, etc. from the draft application. Director Cameron seconded and the motion was unanimously passed.

Mr. Stamper reported that he had received comments from the surveyor regarding KISD's request for access to the Taylor High School easements, but they were still under review.

Mr. Stamper informed the Board he was still coordinating with Kingsland Baptist Church regarding the Utility Easement.

Director Cameron moved to approve the engineering report as presented. Director Nordhaus seconded, and the motion carried unanimously.

Energy & Streetlights. There was no report or action taken.

Multi-Agency Matters. There was no report or action taken.

STP's. Director Nordhaus reported that a new contract for the WMMUD sewage treatment plant would be sent to the participating districts' attorneys for review.

Recreational Facilities, Etc. Mr. Parrott reported that the Sweetwater Pools company had performed the end-of-year inspection of the pools and recommended that all three pools be resurfaced He noted that the pools were last resurfaced in 2016 and presented options for the project. After discussion, Director Cameron moved to approve replastering of a three pools with the 100 percent quartz plaster. Director Adams seconded and the motion was unanimously passed.

Operations & System Matters, Development, Etc. Mr. Parrott reported that the total water pumped from August 16th through September 15th was 33,953,000 gallons, and consumption was 33,351,200 gallons, indicating a possible loss (or unaccounted-for amount) of 601,800 gallons, or 1.77%, for the month. Mr. Parrott presented a report on the static water levels and pump submergence levels at the well sites and lift stations. He also informed the Board that the 2019 Ford F250 was in the shop for repairs. He added that the truck has a platinum warranty, but a tech was required to inspect the truck and review the repairs requested before the warranty claim could be approved. He said the cost would be approximately $11,000 if the claim was denied.

Administrative Matters. Ms. Saccomen informed the Board that the District's insurance carrier was changed from AJ Gallagher to Brown & Brown. She added that the move saved the District over $35,000.

Ms. Saccomen presented a quote for $5,965.00 for the replacement of three of the District's desktop computers and one laptop computer. After discussion, Director Castellano moved to approve the quote as presented. Director Cameron seconded, and all voted in favor of the motion.

Ms. Saccomen informed the Board that the audit was delayed and that a special meeting would need to be held. After discussion, it was decided that the meeting would be held on Thursday, November 6th at 3 pm.

Ms. Lorraine presented a quote from Carrabba's for the annual Christmas dinner meeting. After discussion, it was decided that the District would not hold the dinner meeting.

Next Meeting: Director Cameron moved to approve the regular meeting set for Wednesday, November 12th, 2025, at 6:30 PM at the District's office. Director Adams seconded, and the motion passed unanimously.

Adjournment. There being no further business to discuss, the meeting was adjourned.

REVIEWED AND APPROVED BY THE BOARD on November 12th, 2025.

SIGNED: