

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 **March 11th, 2026**, 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, except President Connolly, 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 Chloe Herrera of Venturi Engineers LLC; and Kasey Lorraine, Samantha Saccomen 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. Lorraine 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 February 11th, 2026. Director Adams seconded, and the motion passed.

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). Director Nordhaus 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 adopted by a unanimous vote.

Bookkeeping, Etc. Mr. Davenport presented the bookkeeper's report including the cash disbursement report for February 12th, 2026, through March 11th, 2026. He also presented the investment report for the period ending February 28th, 2026. Director Adams 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 Cameron seconded. The motion passed unanimously. After discussion, Director Adams moved to accept the bookkeeper's report as presented. Director Cameron seconded, and all voted in favor of the motion.

Bills, Etc. Director Cameron 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 February were \$3,236,126.49, leaving total taxes receivable on February 28th, 2026, at \$205,781.15. The reported percentage of collection of TY 2025 taxes was 95.99%. Reported receipts of TY 2025 taxes during February were \$177,349.77. Checks were presented in the total amount of \$2,163,177.78. Director Adams moved to accept the Tax Assessor-Collector's report as presented (and authorize the checks presented). Director Cameron seconded, and all voted in favor of the motion.

Mr. Dougherty reported that the delinquent tax attorney had sent a list of delinquent tax accounts that were candidates for water/sewer service termination and had requested Board approval to start the termination process. After discussion, Director Castellano moved to authorize Mr. Gordon (working with staff) to begin the termination process. The motion was seconded by Director Cameron, and all voted in favor of the motion.

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

Engineering, Projects, Etc.

Mr. de Leon informed the Board that line work for the Sections 1 & 3 Sanitary Sewer Rehabilitation project was complete, but manhole rehabilitation and site restoration work was pending. He stated that a previously approved Change Order had a discrepancy and would be reissued for approval.

Mr. de Leon reported that the bid opening for the Dominion Water Plant Electrical Improvement Project took place on January 29, 2026. He presented four bids to the Board. Mr. de Leon then recommended that the Board: (i) find and determine that Texan Municipal and Industrial, LLC was a "responsible person" and that awarding it the contract would be the most advantageous to the

District and result in the best and most economical completion of the project, and (ii) award the contract to Texan Municipal and Industrial, LLC on its bid in the amount of \$227,067.00 (based on unit prices and estimated quantities). After discussion, Director Cameron moved to make such findings and determinations and award the contract for the Dominion Water Plant Electrical Improvement Project to Texan Municipal and Industrial, LLC on its bid in the amount of \$227,067.00 (based on unit prices and estimated quantities). The motion was seconded by Director Adams, and all voted in favor of the motion.

He also reported that the Section 1 Waterline Rehabilitation Project was still in the design phase. He presented and provided two alternative options for waterline rehabilitation. After discussion, Director Adams volunteered to serve as liaison to investigate and oversee alternatives for the project.

Mr. de Leon reported that plans for the Section 2 Sanitary Sewer Rehabilitation design had been submitted to Harris County for review and that he would be submitting the plans to the City of Houston for review.

He informed the Board that an application to TCEQ for approval of the proposed Series 2025 Unlimited Tax Bonds had been submitted in November, and it was under review by a TCEQ representative.

Mr. de Leon reported that plans have been submitted to Harris County for the Castle Bend and Laurel Lock Waterline Repair Project, and he would be coming back to the Board to request approval to begin the bid process upon approval.

He also stated that he had received and reviewed plans from Harris County Precinct 4 for the "Sidewalk Program – SW43 Westgreen Blvd." He said he had received another request from Harris County Precinct 4 regarding traffic signals in the area.

Mr. Dougherty informed the Board that he had received a letter from IDS Engineer Group regarding master planning for drainage in unincorporated Harris County. After discussion, Director Castellano moved to authorize the engineer and operator to provide plans that are readily available and to include projects or improvements that would need to be studied. Director Cameron seconded, and all voted in favor of the motion. Mr. de Leon mentioned that he had received another request from a different firm regarding the same request and provided available plans.

Mr. de Leon reported that there was no update on the Taylor High School plat discussion. He mentioned that he did receive communication from Kingsland Baptist Church utility and requested relocation of one of the water lines. Director Cameron moved to (i) approve the engineering report as presented and (ii) approve the annual work order as presented. Director Castellano seconded, and the motion carried unanimously.

Energy & Streetlights. Mr. Dougherty mentioned that the District may have a choice to be placed on a different rate plan, but more information was needed to evaluate it.

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

STP's. Director Nordhaus reported that the attorney for WMMUD was awaiting feedback on a draft of a new contract for the WWTP. He stated that Mr. Dougherty was reviewing the contract.

Recreational Facilities, Etc. Ms. Samantha Saccomen provided a verbal report on rentals at the Community Center.

Director Nordhaus mentioned he had received a request from the homeowners' association regarding access to the internet and providing a TV or projector for presentations during meetings or event at the Community Center. After discussion, Director Adams moved to authorize TVs be acquired and placed in all rooms. Director Cameron seconded, and all voted in favor of the motion.

Ms. Lorraine informed the Board that towels had been ordered and delivered and that pool tags were being processed. She also mentioned that the Open House fliers and pool registration form would be included in bill due April 15th.

Operations & System Matters, Development, Etc. Mr. Parrott reported that the total water pumped from January 16th through February 15th was 22,032,000 gallons, and consumption was 19,777,100 gallons, indicating a possible loss (or unaccounted-for amount) of 2,254,900 gallons, or 10.23%. Mr. Parrott explained to the Board that much of the water loss was caused by four main water breaks. He also presented the quarterly well reports and said he did not have any concerns.

Mr. Parrott presented an email from a resident regarding a broken sewer line, which had been located on the resident's side and appeared to have affected the District's line. He stated the resident had provided an itemized cost and requested reimbursement. After discussion, Director Cameron moved to authorize a response letter declining the request and to notify the insurance company. Director Adams seconded, and all voted in favor of the motion.

Mr. Dougherty mentioned that he had received an offer from a law firm in Alabama to collect amounts that might be due to the District in the pending class actions regarding PFAS detections in drinking water. He mentioned he would continue to investigate and come back to the following meeting.

After discussion, Director Cameron moved to approve the operator report. Director Nordhaus seconded, and the motion passed unanimously.

Administrative Matters. Mr. Dougherty presented a "Certification of Unopposed Candidates" that had been signed by the Secretary. for Mason Creek Utility District. Mr. Dougherty explained that the Board was obligated to cancel the election and declare that the unopposed candidates who had filed were elected. He presented an order to that effect which he had prepared from the Secretary of State's official

form. Director Cameron moved to accept the certification and adopt the order. The motion was seconded by Director Adams and all voted in favor of the motion, thus adopting the order.

Next Meeting: Director Castellano moved to approve the regular meeting set for Wednesday, March 11th, 2026, at 6:30 PM at the District's office. Director Cameron seconded, and the motion passed unanimously.

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

REVIEWED AND APPROVED BY THE BOARD or April 15, 2026.

SIGNED: 