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 **July 15, 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, thus constituting a quorum. Also present were James L. Dougherty, Jr., attorney for the District; Michael Cole and Cindy Nichols of Michael A. Cole, P.C. (bond counsel for the District); Lina Loaiza of BLICO, Inc., the District's tax assessor-collector; Bill Blitch of Blitch Associates, Inc.; Derek Davenport of McClennan and Associates; Jose de Leon and Chloe Herrera of Venturi Engineers LLC; Sara Heckel residing at 20303 Pittsford; and Susan Saccomen, 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, with President Connolly presiding:

Hearings. There were no specially-called hearings, but Ms. Heckel did address the Board. See details under "Operations & System Matters," below.

Notices & Minutes. Ms. Saccomen reported that the notice of the meeting had been posted as required by the Texas Open Meetings Act. Director Adams moved to approve meeting minutes for the regular meeting on June 17, 2026. Director Castellano seconded, and the motion passed.

Delinquencies, Etc. Ms. Lorraine 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. As no one else was present to be heard, Director Nordhaus 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 Adams and adopted by a unanimous vote.

Bookkeeping, Etc. Mr. Davenport presented the bookkeeper's report including the cash disbursement report for June 18th, 2026, through July 15th, 2026. He also presented the investment report for the period ending June 30th, 2026. Director Castellano 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 Adams seconded. The motion passed unanimously. After further 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 Nordhaus 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 June were $3,283,269.83, leaving total taxes receivable on June 30th, 2026, at $134,209.53. The reported percentage of collection of TY 2025 taxes was 97.9%. Reported receipts of TY 2025 taxes during June were $8,528.16. Checks

were presented in the total amount of $13,292.06. 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.

Bonds, Notes, Etc. Ms. Susan Saccomen presented a list of proposed funds transfers related to the Bonds. After discussion, Director Cameron moved to approve and authorize the transfers. Director Castellano seconded the motion. The motion passed unanimously.

Mr. Blitch informed the Board that he received four bids for the sale of the Series 2026 Bonds. He said the bid from Robert W. Baird & Co., with an interest rate of 4.105%, was the best bid received. He recommended awarding to Robert W. Baird & Co. Director Adams moved to (i) award the sale of the Bonds to Robert W. Baird & Co. with the interest rate of 4.105%, (ii) adopt the bond resolution (to "authorize the issuance of $6,425,000 Unlimited Tax Bonds, Series 2026; prescribe the terms and provisions thereof; make provisions for the payment of interest thereon and the principal thereof; aware the sale thereof; and other related provisions") as presented, and (iii) approve and authorize all the other documents and actions listed in the bond counsel report dated July 15, 2026. Director Cameron seconded, and all voted in favor of the motion. After further discussion, Director Adams moved to authorize the bond counsel, the financial advisor, the attorney, the president, the vice president, and the secretary to sign documents and take other actions as required for the sale and delivery of the Bonds. Director Cameron seconded, and the motion carried unanimously.

Ms. Susan Saccomen presented the signature page for the new account at Stellar Bank for the Capital Project Funds. She also presented the documents for the new TexPool Capital Projects Fund account. After discussion, Director Cameron moved to authorize Ms. Saccomen to transfer $2,000.00 from the General Fund to the new Capital Projects Funds to establish the account. Director Nordhaus seconded, 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, manhole rehabilitation, and site restoration work for the Sections 1 & 3 Sanitary Sewer Rehabilitation project was complete. He stated that the lines had been televised, but he was waiting for the video. He recommended Board authorization for a Change Order for the sanitary sewer relocation on and near the property located at 20203 Pittsford. After discussion, Director Cameron moved to (i) authorize the Change Order under Exhibit B, provided by PM Construction & Rehab LLC, not to exceed $200,000.00 and (ii) authorize the operator to provide supportive work related to the relocation. Director Nordhaus seconded the motion. The motion passed unanimously.

Mr. de Leon gave an update on the Dominion Water Plant Electrical Improvement Project, and he reported that: (i) he was waiting for the final cost estimate for the Section 1 waterline rehabilitation (reconstruction) project and would review it with the project liaison; (ii) he was coordinating with the attorney and operator to prepare for advertisement for bids for the Section 2 Sanitary Sewer Rehabilitation project; (iii) the 2025 Bond Application had been approved and signed, and engineer certificates were provided to Michael A. Cole; and (iv)he was addressing comments from Harris County for the Castle Bend and Laurel Lock Waterline Repair.

Mr. de Leon also stated that the application package for a Water Supply and Infrastructure Grant from TWDB was being prepared, and he was coordinating with the attorney and District staff. After questions and discussion, a written measure entitled, "A RESOLUTION by the Board of Directors of the Mason Creek Utility District requesting financial participation from the Texas Water Development Board; authorizing the filing of an application for financial participation; and making certain findings in connection therewith," was introduced and submitted to the Board of Directors for passage and adoption. It specified an amount not to exceed $5,000,000 for the project named *Waterline Replacement via CTPS for Section 1 of Nottingham Country.* After presentation and consideration of the resolution, and upon a motion made by Director Cameron and seconded

by Director Nordhaus, the resolution was passed and adopted by the Board of Directors of Mason Creek Utility District by the following vote:

5 voted "For 0 voted "Against" 0 abstained

Director Nordhaus then made a motion, seconded by Director Cameron that: (1) the President, Secretary/Treasurer, Vice President, Engineer (Jose de Leon), Financial Advisor (Bill Blitch and George Blitch) and bond counsel (Michael A. Cole) are hereby authorized to approve all documents and take other actions necessary or convenient for the application to the TWDB for financial assistance approved by the Board at this meeting; and (2) the attached minutes of this meeting are approved by the Board (subject to being supplemented, added to, and amended at a later date).

Mr. de Leon mentioned the need to adopt a Water Conservation Plan. A written measure entitled "ORDER AND RESOLUTION APPROVING AND ADOPTING WATER CONSERVATION PLAN" was introduced. Director Cameron moved to adopt the measure. Director Castellano seconded the motion. The motion, carrying with it the adoption of the order and resolution, passed and carried unanimously.

Mr. de Leon stated a commercial broker had inquired about the undeveloped section at Westgreen and I-10. He stated he would update the Board if he heard more.

Energy & Streetlights. Director Cameron reported that current EU natural gas storage continued to decrease. He also mentioned that there had been discussions regarding the demand for water for Texas data centers.

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

STP's. Director Nordhaus reported that the contract amendment with WMMUD was still under review.

Recreational Facilities, Etc. Mr. Parrott reported that the timers for the lights at the tennis/pickleball courts had been installed. Ms. Samantha Saccomen informed the Board that rentals had continued to increase, but pool registrations decreased.

Operations & System Matters, Development, Etc. Earlier in the meeting, Mr. Parrott informed the Board that Ms. Heckel was underway with the installation of a pool, and, during construction, a sanitary sewer line was struck. After investigation, he said the District found the line outside the platted easement and made temporary repairs. He added that, to relocate the line, additional manholes would need to be installed, and he provided a few potential bids for work necessary to relocate the line, with the additional manholes. After discussion, there was a consensus to request PM Construction & Rehab LLC (the company doing similar work nearby) to provide a Change Order to cover the relocation, with additional manholes. Ms. Heckel expressed concern regarding the timeframe in which the project would take place in order for pool construction to resume. She also expressed concerns regarding the placement of the current sewer line. President Connolly addressed her concerns and stated that an updated time frame would be provided as soon as it is available.

Mr. Parrott reported that the total water pumped from April 16th through May 15th was 24,353,000 gallons, and consumption was 23,209,100 gallons, indicating a possible loss (or unaccounted-for amount), of 1,143,900 gallons, or 7.72%.

Mr. Parrott also reported that a resident had expressed concern for the arsenic levels from one of the Dominion water wells, based on the 2025 Water Quality Report. He said the arsenic levels were tested every three years, most recently in 2023. He also mentioned that, from the last testing, the District in compliance with the State regulation. He said he had coordinated with the lab to test the levels and had received the results prior to the meeting but had not yet reviewed them. He mentioned that he was investigating alternatives to lower the arsenic levels.

Administrative Matters. There was nothing to report.

Next Meeting: Director Cameron moved to approve the regular meeting set for Wednesday, August 12th, 2026, at 6:30 PM at the District's office. Director Nordhaus 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 August 12th, 2026.

SIGNED: _____