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 **September 16, 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; Lina Loaiza of BLICO, Inc., the District's tax assessor-collector; George Blitch, of Blitch Associates, Inc.; Derek Davenport of McClennan and Associates; Jose de Leon and Chloe Herrera of Venturi Engineers LLC; and Susan 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:

Notices & Minutes. Ms. Saccomen reported that the notice of the meeting had been posted as required by the Texas Open Meetings Act. Director Nordhaus moved to approve meeting minutes for the regular meeting on August 12, 2026. Director Cameron 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). 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 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 Adams and adopted by a unanimous vote.

Bookkeeping, Etc. Mr. Davenport presented the bookkeeper's report including the cash disbursement report for August 13th, 2026, through September 16th, 2026. He also presented the investment report for the period ending August 31st, 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 Cameron moved to accept the bookkeeper's report as presented. Director Nordhaus 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 August were $3,302,478.66, leaving total taxes receivable on August 31st, 2026, at $111,685.02. The reported percentage of collection of TY 2025 taxes was 98.7%. Reported receipts of TY 2025 taxes during August were $18,952.95. Checks were presented in the total amount of $22,522.14. Director Cameron moved to accept the Tax Assessor-Collector's report as presented (and authorize the checks presented). Director Castellano seconded, and all voted in favor of the motion.

Mr. George Blitch presented proposed 2026 tax rate options, including both Debt Service and M&O tax rates. Mr. de Leon presented information regarding the development status of the District. There was a general discussion, after which Director Cameron moved to adopt the following measure: "ORDER AND RESOLUTION MAKING FINDINGS AND DETERMINATIONS REGARDING DISTRICT STATUS; DESIGNATING OFFICER TO CALCULATE AND PUBLISH TAX RATES AND TAKE OTHER ACTIONS IN CONNECTION WITH THE LEVY OF A TAX; PROPOSING A TAX RATE; CALLING A PUBLIC HEARING; ETC." which included a determination of the District's

development status and a proposed tax rate of $0.38200 per $100 (of which $0.07400 would be for debt service and $0.30800 would be for maintenance and operations), and which called a public hearing on the proposed tax rate. The motion included authorization to include statutory language in the notice stating that the proposed increase in taxes would be used to pay increased debt service and maintenance and operation expenses Director Adams seconded the motion, and it passed and carried by the following vote:

FOR: Directors Connolly, Nordhaus, Castellano, Adams, Cameron
AGAINST: (none)
ABSENT/NOT VOTING: (none)

A true copy of the measure, as adopted, was filed with records of the meeting. Ms. Loaiza indicated the notice of the public hearing was to be published in the *Katy Times*.

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

Engineering, Projects, Etc. Mr. de Leon reported that the contractor for the Sections 1 & 3 Sanitary Sewer Rehabilitation project would be coming out the following week to televise one last section of line. He said he expected the final pay application by the next meeting. He said the 20203 Pittsford sanitary sewer line repair was complete, but a few punch list items were needed to complete the repair. He also presented and recommended Pay Application No. 6 for $270,299.12 ($300,332.36 minus ten percent retainage). Mr. de Leon noted that he had received the relevant "bills paid" affidavit(s). After discussion, Director Cameron moved to approve Pay Application No. 6, Director Nordhaus seconded, and the motion passed unanimously.

Mr. de Leon reported that equipment needed to start work on the Dominion Water Plant Electrical Improvement Project had not been delivered, so construction was still pending. He said he expected work on the project to begin sometime the following month, and he would coordinate shutting down the plant with the Operator.

Regarding the Section 1 waterline rehabilitation (reconstruction) project, he reported; (i) the plans were updated to include Close Tolerance Pipe-Slurrification (CTPS); (ii) the plans had not been submitted to the City of Houston for approval; and (iii) the preliminary cost estimates had been finalized and he would meet with the project liaison, Director Adams, to discuss the scope of the project.

Mr. de Leon noted that he would work with Mr. Parrott and Mr. Dougherty on the advertisement and construction schedule for the Section 2 Sanitary Sewer Rehabilitation project, and he expected to advertise the project prior to the next meeting.

Mr. de Leon said that he was addressing the comments received from Harris County related to the Castle Bend and Laurel Lock Waterline repair. He noted that additional concrete replacement was needed, and that would increase the cost of the project.

Mr. de Leon reported that he was waiting for a response from the TWBD regarding the District's grant application. He provided the funding timeline and intake report.

Mr. Dougherty reported that there were old connections on Kingsland Blvd. and Dominion Dr. for Taylor High School (KISD), and that they were irregular. He noted that the facilities had never been conveyed to the District. He recommended amending the rate order to define connection points, specify what the parties are responsible for, and authorize special permits allowing extended time periods to get existing connections into compliance. He presented draft amendments that included those points and related provisions, also authorization for the engineer to issue a "plat letter" subject to a special permit. After discussion, Director Cameron moved to adopt the draft amendments to the rate order as presented. Director Adams seconded, and all voted in favor of the motion.

Mr. de Leon also reported that he was coordinating with Kingsland Baptist Church to get the easement (for the new connection and vault) recorded.

He reported that there were concrete voids and buckling found near a waterline that had been repaired the prior year. He added that the concrete was still under warranty, so he sent a report over to the contractor.

Director Cameron moved to approve the engineering report as presented. Director Castellano 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 the Inframark (operator) contract with WMMUD was going to be reviewed. He said he would keep the Board updated.

Recreational Facilities, Etc. Ms. Saccomen reported that the rentals had continued to increase in comparison to the previous five years. She said that an email had been received requesting access to the tennis courts for the purpose of giving tennis instruction. After discussion, Director Cameron moved to authorize the District office personnel to notify inquirers that the Board determined that no additional lessons or tennis instructors would be allowed at the community center courts. Director Nordhaus seconded, and the motion was unanimously passed.

Operations & System Matters, Development, Etc. Mr. Parrott reported that the City of Houston had replaced the defective meter at the Houghton Well site. He added that the prior month's water loss was 13.6%. He said the water loss was still elevated because of the timing of the meter replacement and that the three main breaks that occurred during the month. He said he expected the water loss margin to fall back into the average range next month.

Mr. Parrott reported that two generators were not operational, and: (i) the Houghton Well generator had been repaired, but the transfer switch was damaged likely due to a lightening strike and would be checked for a cost-estimate for replacement or repair later in the week; and (ii) the Brondesbury Well generator problem had been evaluated, and a report was expected

Mr. Parrott reported that the switch purchased to blend well waters (to reduce arsenic levels) had stopped working. He added that it was under warranty, and the repair was complete, but he was waiting to reinstall the switch until a surge protector could be installed.

Mr. Parrott asked the Board to authorize the purchase and installation of suspension air bags for two of the District trucks at a cost of $4,200. He noted that due to the heavy loads carried, the suspensions were damaged, but the air bags would fix the problem. After discussion, Director Cameron moved to authorize up to $4,200 for suspension air bags. Director Nordhaus seconded, and the motion was unanimously carried.

Administrative Matters. Ms. Saccomen reported that she had received the proposal from Brown & Brown for the 2026-2027 insurance policy. She added that Mr. Castellano had also received and reviewed the proposal. Mr. Castellano noted the total cost for the policy was $11,000 less than last year's policy, and the only increase was for the additional cyber coverage needed due to the increase in revenues from the bond sale. After discussion, Director Adams moved to approve the Brown & Brown insurance proposal as presented (an authorize acceptance). Director Cameron seconded, and the motion passed unanimously.

Next Meeting: Director Cameron moved to approve the regular meeting set for Wednesday, October 14th, 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 10/14/26.

SIGNED: _____