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 14, 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; Hunter Farrell of McCall Gibson Swedlund Barfoot Ellis PLLC; Jorge Diaz of McClennan and Associates; Jose de Leon Herrera of Venturi Engineers LLC; 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, 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 Adams moved to approve meeting minutes for the regular meeting on September 16, 2026. Director Castellano 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 Nordhaus and adopted by a unanimous vote.

Audit, Etc. Mr. Farrell presented the draft annual financial report (audit) and a draft representation letter. He reviewed several of the key points in the report with the Board. After questions and discussion, Director Cameron moved to approve the draft audit, subject to comments received, and to authorize the representation letter. Director Nordhaus seconded, and the motion was adopted unanimously.

Bookkeeping, Etc. Mr. Diaz presented the bookkeeper's report including the cash disbursement report for September 17th, 2026, through October 14th, 2026. He also presented the investment report for the period ending September 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 Cameron seconded. The motion passed unanimously. After further discussion, Director Cameron moved to accept the bookkeeper's report as presented. Director Castellano 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 during September were $5,076.48, leaving total taxes receivable on September 30th, 2026, at $108,045.14. The reported percentage of collection of TY 2025 taxes was 98.7%. Reported receipts of TY 2026 taxes (including penalties and interest) during September were $7,468.81. Checks were presented in the total amount of $10,003.05. 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 $0.382 per $100 of taxable value, composed of $0.308 for maintenance and operation and $0.074 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 1st, 2026, 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 2026 at the rate of $0.382 per $100 of taxable value (composed of $0.308 for maintenance and operation and $0.074 for debt service) and approve an information form amendment (with notice to purchasers). Director Cameron 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 Adams. 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-Sewer Supply, Plats, Etc. There was no report or action taken.

Engineering, Projects, Etc. Mr. de Leon reported that the Sections 1 & 3 Sanitary Sewer Rehabilitation project was complete and was reviewing post-construction televising reports. He mentioned that he was waiting for the final pay application. He also said work under the change order for sewer line at 20203 Pittsford was mostly complete, but the contractor was working on a few final punch list items.

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 this month and would provide an update at the following meeting.

Regarding the Section 1 waterline rehabilitation (reconstruction) project, he reported the plans were completed, and he would submit them to the City of Houston and Harris County for review. He added that the advertisement and bidding for the Section 2 Sanitary Sewer Rehabilitation project would begin soon.

Mr. de Leon said that the site visits for the Castle Bend and Laurel Lock Waterline meeting had to be rescheduled, and he reported that KOA Group, Inc. had asked for a six-month extension of the utility letter for the Mason Gardens project. After discussion, Director Cameron moved to authorize an extension for the letter as requested. Director Nordhaus seconded, and all voted in favor of the motion.

Director Castellano 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.

Regional Matters. There was no report or action taken.

STP's. Director Nordhaus reported that the Inframark (operator) contract with WMMUD was under review. He said he would keep the Board updated.

Recreational Facilities, Etc. Ms. Lorraine reported that the rentals had continued to increase in comparison to the previous five years.

Operations & System Matters, Development, Etc. Mr. Parrott reported that the total water pumped from August 16th through November 15th was 42,822,000 gallons, and consumption was 39,494,00 gallons, indicating a possible loss (or unaccounted-for amount), of 3,328,000 gallons, or 7.7%. He also presented the quarterly well reports and said he did not have any concerns.

Mr. Parrott also mentioned that the transfer switch at Houghton was possibly struck by lightning. He stated he received a quote for repair in the amount of $9,000.00. He also mentioned that there was computer board issue at Well #3. but he had not received a quote on it.

Administrative Matters. Ms. Saccomen presented an automatic adjustment letter from Best Trash. She stated the letter indicated an increase of 4.4%.

Next Meeting: Director Adams moved to approve the regular meeting set for Wednesday, November 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 on November 11th, 2026.

SIGNED: [signature]