

MINUTES OF MEETING OF BOARD OF DIRECTORS
DECEMBER 2, 2025

THE STATE OF TEXAS
COUNTY OF HARRIS
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 50

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The Board of Directors (the “*Board*”) of Harris County Municipal Utility District No. 50 (the “*District*”) met in regular session, open to the public, at 12900 Crosby Lynchburg Road, Crosby, Texas, on December 2, 2025, at 6:00 p.m.; whereupon the roll was called of the Board, to-wit:

Alice Dangerfield, President
Simone Wheatfall, Vice President
Cassandra Clark, Secretary
Daryl Johnson, Investment Officer/Treasurer
Martin Lemond, Assistant Secretary

All directors attended in person, thus constituting quorum. Also attending all or parts of the meeting, in person were Ms. Maria Jones, office supervisor of the District; Ms. Jaleesa Auzenne, strategic consultant for the District; Mr. Charles Graham, Jr. of Norton Rose Fulbright US LLP (“*NRF*”), attorneys for the District; Ms. Amber Hurd of Cobb Fendley & Associates, Inc. (“*Cobb Fendley*”), engineers for the District; Mr. Roland Leal of Municipal Operations & Consulting (“*MOC*”), operator for the District; Mr. Jon Durnell of McCall Gibson Swedlund Barfoot Ellis PLLC, auditor for the District; and Mr. Roderick Carter of Total Solutions.

Call to Order. Mr. Graham called the meeting to order in accordance with notice posted pursuant to law, copies of certificates of posting of which are attached hereto as *Exhibit A*, and the following business was transacted:

1. **Public comments (3-minute limit per person).** There were no comments.
2. **Approve Minutes from November 4, 2025.** The Board reviewed the minutes of the meeting held on November 4, 2025, a copy of which were previously distributed to the Board.

Upon motion by Director Johnson, seconded by Director Clark, after full discussion and the question being put to the Board, the Board voted unanimously to approve the minutes of November 4, 2025, as presented.

3. **Approve audit for fiscal year ended May 31, 2024.** Mr. Durnell presented to and reviewed with the Board draft audit for fiscal year ended May 31, 2024, a copy of which is attached hereto as *Exhibit B*.

Mr. Durnell noted that he and the bookkeeper are coordinating to complete the audit for fiscal year ended May 31, 2025.

Discussion ensued regarding outstanding checks to the directors and the effect on the audit report.

Upon motion by Director Wheatfall, seconded by Director Johnson, after full discussion and the question being put to the Board, the Board voted unanimously to approve the audit for fiscal year ended May 31, 2024, subject to final review of outstanding director payments in 10-days.

4. **Authorize filing of the Annual Continuing Disclosure Report.** Mr. Graham presented to and reviewed with the Board draft Annual Continuing Disclosure Report for fiscal year ended May 31, 2024, a copy of which is attached hereto as *Exhibit C*.

Upon motion by Director Wheatfall, seconded by Director Johnson, after full discussion and the question being put to the Board, the Board voted unanimously to authorize NRF to file the Annual Continuing Disclosure Report on behalf of the District.

5. **Presentation from Walker Total Solutions.** Mr. Carter provided to the Board an overview of Total Solutions, a waste management company. He said that Total Solutions offer a price cap for the first two years with no rate increase until the third year of the contract.

The Board thanked Mr. Carter for his presentation and said that the current contract with Texas Pride Disposal does not expire until March.

6. **Review and approve Engineer's Report and take such other action that may be necessary for District projects.** Mr. Graham recognized Ms. Hurd, who presented to and reviewed with the Board for approval of the Engineer's Report, a copy of which is attached hereto as *Exhibit D*.

Applications for service:

Ms. Hurd stated that Cobb Fendley reviewed tap requests for 12927 Eagleton, 645 Ridge, and 653 Ridge.

Barrett Settlement – There were no updates.

Kodiak Crossing Section 4 – There were no updates.

Barnaba Estates 12 ESFCs (830 FM 1942) – There were no updates.

Barnaba Estates Replat 1, 4 ESFCs – Ms. Hurd stated that the property owner paid utility commitment letter fee and the letter was issued to serve two lots in Barnaba Estates. She stated that the property owner is replatting 2 into 4 lots.

Barnaba Estates Replat 2, 3 ESFCs – Ms. Hurd stated that the property owner paid utility commitment letter fee and the letter was issued to serve one lot in Barnaba Estates. She stated that the property owner is replatting 1 into 3 lots.

210 FM 1942 Carwash (former Creekside Apartments) – There were no updates.

Guridys Acres (Felton Road) – There were no updates.

2100 Highway 90 – There were no updates.

144 Felton – There were no updates.

206 E St Charles - There were no updates.

12203 Joan of Arc - There were no updates.

405 Elm Street - There were no updates.

625 Arcadian - There were no updates.

12927 Eagleton - There were no updates.

District Projects:

Drinking Water State Revolving Fund (DWSRF) 2016 Water Plant 3 - Ms. Hurd stated that revised quotes for demolition of the house were sent prior to the bookkeeper meeting.

Elevated Tank Waiver - There were no updates

Bal Harbor Lift Station Relocation and Force Main Realignment - Ms. Hurd reported that design and surveying are underway.

Construction Projects:

WWTP No. 1 Improvements - Ms. Hurd reported that a substantial completion meeting was held on November 25 and the punch list was created, which was 50% completed by the contractor. She stated that the project is substantially complete and recommended approval of Pay Application No. 8 in the amount of \$44,137.

Barrett Station Phase 2 Drainage Improvements - There were no updates.

General District Engineering:

Capital Improvement Plan, O&M Plan - Ms. Hurd reviewed the updated plans. She stated that she encountered difficulties engaging the previously selected demolition contractor for the Water Plant No. 3 project. Ms. Hurd will reach out to the second bidder.

Ms. Hurd reported sinkholes and a collapsed sewer line at Magnolia and Chambers. She stated that the estimated cost for a new sewer line is approximately \$404,000. Extensive discussion ensued. The Board agreed to perform point repairs until funding is secured for further repairs.

Water Conservation Plan - There were no updates.

Groundwater Reduction Plan (“GRP”) - Ms. Hurd stated GRP document is currently being reviewed by HGSD Rules Committee.

Water/Sewer Capacity Status - Ms. Hurd reviewed with the Board a list of current utility commitments and plant capacities.

Harris County Coordination - There were no updates.

Upon motion by Director Johnson, seconded by Director Wheatfall, after full discussion and the question being put to the Board, the Board voted unanimously to approve the engineer's report and to approve Pay Application No. 8 for WWTP No. 1 Improvements in the amount of \$44,137.

7. **Review Operations Report and authorize repairs.** Mr. Graham recognized Mr. Leal, who presented to and reviewed with the Board the Operation's Report, a copy which is attached hereto as *Exhibit E*.

Mr. Leal reported that the District's water accountability with leaks and flushing accounted for was at 76%. He said that accountability has fluctuated from 56-83% over the past 12 years. He said that the District is experiencing significant water loss of approximately 3.1-3.2 million gallons per month, which is about 37 million gallons per year. The Board requested more frequent and extensive investigations including: 1) isolating and performing tests on wells, 2) inspecting storm drains for potential infiltration, and 3) investigating unmetered fire lines.

Mr. Leal reported on various general maintenance and repairs on District facilities for the last month.

Mr. Leal reported 9 biological samples were collected and all came back compliant.

Mr. Leal reported that Wastewater Treatment Plants No. 1 and No. 2 ("WWTP 1" and "WWTP 2", respectively) were both in compliance. He stated that WWTP 1 was at 55% capacity and WWTP 2 was at 40% capacity.

Upon motion by Director Johnson, seconded by Director Clark, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Operator's Report.

Discuss District matters and take necessary action. Ms. Auzenne discussed the cost to send out holiday cards to district customers before Christmas.

Upon motion by Director Clark, seconded by Director Dangerfield, after full discussion and the question being put to the Board, the Board voted unanimously to approve holiday cards to be printed and shipped to customers in an amount not to exceed \$1,800.

8. **Discuss proposed amendment to services agreement with Municipal Operations and Consulting, Inc.** Mr. Leal presented to and reviewed with the Board amendment to services agreement with Municipal Operations and Consulting, Inc., a copy of which is attached hereto as *Exhibit F*.

Upon motion by Director Clark, seconded by Director Dangerfield, after full discussion and the question being put to the Board, the Board voted unanimously to approve the amendment to services agreement with Municipal Operations and Consulting, Inc.

9. **Discuss proposed amendment to the engagement letter with Norton Rose Fulbright and take necessary action.** The Board is in consensus to table discussion of the Amendment to the Engagement Letter with NRF until the January meeting.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, the meeting was adjourned.

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The above and foregoing minutes were passed and approved by the Board of Directors on January 6, 2025.

Alie Dangefield
President, Board of Directors

ATTEST:

Claudia Lam
Secretary, Board of Directors