

**MINUTES OF THE MEETING
OF THE
BOARD OF DIRECTORS**

August 6, 2026

THE STATE OF TEXAS	§
	§
COUNTIES OF FORT BEND AND WALLER	§
	§
WILLOW POINT MUNICIPAL UTILITY	§
DISTRICT OF FORT BEND AND	§
WALLER COUNTIES	§

The Board of Directors (the “Board”) of Willow Point Municipal Utility District of Fort Bend and Waller Counties (the “District”), met in regular session, open to the public, on Thursday, August 6, 2026, at 11:30 a.m., at 1330 Post Oak Boulevard, Suite 2650, Houston, Texas, a designated meeting place outside the boundaries of the District, and via ZOOM audio/video conference. The roll was called of the members of the Board, to-wit:

Simon VanDyk	-	President
Paul Breaux	-	Vice President
David L. Salley	-	Secretary
Dave Hall	-	Assistant Secretary
Jim Moses	-	Assistant Secretary

All members of the Board were present except Directors Breaux and Moses, thus constituting a quorum. Director Moses attended the meeting via video conference.

Also participating in the meeting were Lita Lemus of Utility Tax Service, LLC, tax assessor and collector for the District; Mary Ann Mihills of Municipal Accounts & Consulting, L.P. (“MAC”), bookkeeper for the District; Jenna Craig of Touchstone District Services (“Touchstone”); Lyndsay Evans of Quiddity Engineering, LLC (“Quiddity”), engineer for the District; Ryan Mapes of SiEnvironmental (“SiEnviro”), operator for the District; Phillip Smith of Guideline Management Services (“Guideline”); John Boyd of Terry’s Landscape, LLC (“Terry’s”); Ryan Herzog and Jordan Wells of Site Protection LLC (“Site Protection”); Benjamin Hatfield of Zaladium Analytics (“Zaladium”); and Ryan E. LaRue, Caleb

Villarreal, and Alyssa Stanford (Legal Assistant) of Sanford Kuhl Hagan Kugle Parker Kahn LLP (“SK Law”), attorneys for the District.

The meeting was called to order at 11:34 a.m. Copies of the notices of the meeting are attached hereto.

HEAR FROM PUBLIC

The Board noted that there were no members of the public who wished to address the Board.

HEAR DEVELOPER’S REPORT

The Board noted that no report was submitted.

APPROVE MINUTES OF MEETING HELD JULY 14, 2026
TAX ASSESSOR/COLLECTOR’S REPORT
BOOKKEEPER’S REPORT
REPORT FROM TOUCHSTONE DISTRICT SERVICES

Upon motion by Director Salley, seconded by Director VanDyk, and after full discussion, the Board voted to:

- a. approve the minutes of the meeting held July 14, 2026, as submitted;
- b. approve the Tax Assessor/Collector’s Report for the month of July, noting that approximately 98.55% of the 2025 taxes have been collected;
- c. approve the Bookkeeper’s Report, including payment of the bills listed therein; and
- d. approve the report submitted by Touchstone.

Director VanDyk abstained from voting on payment of Check No. 4350 made payable to Touchstone.

Copies of the Tax Assessor/Collector’s Report, the Bookkeeper’s Report, and the report submitted by Touchstone are on file in the official records of the District.

HEAR REPORT FROM HOA

The Board noted that no report was submitted.

HEAR ENGINEER'S REPORT

The Board recognized Ms. Evans, who reviewed with the Board the Engineer's Report, a copy of which is on file in the official records of the District. She updated the Board on the status of ongoing construction projects within the District as detailed in such Report.

Ms. Evans then submitted to and reviewed with the Board Pay Estimate No. 4 from C.F. McDonald Electric, Inc. in the amount of \$43,875.00 in connection with the Remote Water Well Generator Addition.

Ms. Evans next submitted to the Board a proposed water meter easement and encroachment agreement in connection with construction of the Territory at Kingsland.

Ms. Evans noted that there are no updates on the Bain Tract feasibility study.

Upon motion by Director Hall, seconded by Director Salley, and after full discussion, the Board voted unanimously to approve (1) Pay Estimate No. 4 in the amount of \$43,875.00 in connection with the Remote Water Well Generator Addition, (2) the water meter easement and encroachment agreement in connection with the Territory at Kingsland, pending receipt of the executed documents, and (3) the Engineer's Report as submitted.

HEAR OPERATOR'S REPORT

The Board recognized Mr. Mapes, who reviewed with the Board the Operator's Report, including a list of High Water Users, and the delinquent list, copies of which are on file in the official records of the District.

Mr. Mapes stated that the chlorine level at the Wastewater Treatment Plant ("WWTP") is within the required limits, and the chlorine excursion finding on the Report is due to Texas Commission on Environmental Quality determining the excursion based on the limits for a 1,000,000-gallon WWTP. He noted that the District's WWTP is 500,000 gallons.

Upon motion by Director Salley, seconded by Director Hall, and after full discussion, the Board voted unanimously to (1) authorize termination of service to the customers listed on the delinquent list, as the customers were neither participating in the meeting nor presented any written statement on the matter; and (2) approve the Operator's Report as submitted.

HEAR REPORT FROM GUIDELINE MANAGEMENT SERVICES

The Board recognized Mr. Smith, who submitted to and reviewed with the Board a Park Maintenance Report, a copy of which is on file in the official records of the District.

Mr. Smith reviewed with the Board proposals from Terry's and from Texas Groundworks Management for outfall drainage pipe repairs. Mr. Smith recommended the Board approve the proposal from Terry's in the amount of \$46,337.82 as it was the lowest bid.

Mr. Smith next reviewed with the Board a proposal for five (5) notice of alligator signs in the amount of \$342.34.

Upon motion by Director Moses, seconded by Director Hall and after full discussion, the Board voted unanimously to approve (1) the proposal from Terry's for outfall drainage pipe repairs in the amount of \$46,337.82, and (2) the proposal for five (5) notice of alligator signs in the amount of \$342.34.

HEAR REPORT FROM TERRY'S LANDSCAPE

The Board recognized Mr. Boyd, who submitted a report on maintenance of the District's landscaping, drainage, and detention facilities, a copy of which is on file in the official records of the District.

The Board noted that no action was required.

At this time, Ms. Lemus and Mr. Boyd left the meeting.

SECURITY PRESENTATIONS

The Board recognized representatives from Site Protection and Zaladium, who each presented to the Board proposals for installation and monitoring of surveillance cameras and additional security devices at the District's facilities.

Upon motion by Director VanDyk, seconded by Director Hall, and after full discussion, the Board voted unanimously to approve the proposal from Site Protection in the amount of \$43,168.75 for installation and the first year of monitoring of surveillance cameras and additional security devices. By the same motion, the Board voted unanimously to appoint Directors Breaux and Moses to a security subcommittee for communication and coordination with Site Protection.

HEAR ATTORNEY'S REPORT

Discuss matters related to annexation

The Board noted that no action was required.

THERE being no further business to come before the Board, the meeting was adjourned.

[SIGNATURE PAGE FOLLOWS]

PASSED, APPROVED AND ADOPTED this 3rd day of September, 2026.


Secretary, Board of Directors

(SEAL)



**FORT BEND COUNTY CLERK'S OFFICE
301 JACKSON
RICHMOND, TX 77469**

CERTIFICATE OF POSTING

THE STATE OF TEXAS

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COUNTY OF FORT BEND

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I, LAURA RICHARD, COUNTY CLERK OF FORT BEND COUNTY, TEXAS DO
HEREBY CERTIFY THAT ON THE 30TH DAY OF **JULY 2026**, I FILED THE FOREGOING
NOTICE OF MEETING IN MY OFFICE.

NAME: WILLOW POINT MUD OF FORT BEND & WALLER COUNTIES

DATE OF MEETING: 8/06/2026 @ 11:30 AM

EXECUTED THIS 30TH DAY OF **JULY, 2026**.

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY



PATRICIA LOZANO, DEPUTY

SEAL

JUL 30 2026

AGENDA
WILLOW POINT MUNICIPAL UTILITY DISTRICT
OF FORT BEND AND WALLER COUNTIES

Laura Richard
County Clerk Fort Bend Co. Texas

Notice is hereby given that the Board of Directors of Willow Point Municipal Utility District of Fort Bend and Waller Counties will meet in regular session, open to the public, at 1330 Post Oak Boulevard, Suite 2650, Houston, Texas 77056 on Thursday, August 6, 2026, at 11:30 a.m., and via a ZOOM audio/video conference meeting.

To participate in the meeting using ZOOM, the link is
<https://www.zoom.us/join>

Meeting ID: 838 3734 4017
Passcode: 622991

To participate by phone, call: 1 346 248 7799

At the meeting the following items will be considered and acted on:

1. Hear from Public;
2. Hear Developer's Report and take any action thereon;
3. Consent Agenda:
 - a. Approve minutes from meeting held July 14, 2026;
 - b. Approve Tax Assessor Collector's Report, including review of delinquent taxes and take any action thereon;
 - c. Approve Bookkeeper's Report, including payment of the bills and approving investment report; and
 - d. Hear update from Touchstone District Services;
4. Hear report from HOA representatives and take any action thereon;
5. Hear Engineer's Report, including:
 - a. authorize the design, advertisement for bids and/or award of construction contracts or concurrence in the award of a contract for the construction of water, sanitary sewer, drainage, and/or road facilities within the District, including:
 - i. approval of advertisement for bids for a construction contract relative to construction of water, sanitary sewer, drainage, and/or road facilities;
 - ii. concurrence in the award of a construction contract relative to construction of water, sanitary sewer, drainage, and/or road facilities;
 - b. status of construction contracts, including the approval of any pay estimates, change orders and/or acceptance of facilities for operation and maintenance purposes;
 - c. acceptance of site and/or easement conveyance for facilities constructed or to be constructed for the District, and the taking of any action in connection therewith; and
6. Hear Operator's Report, including:
 - a. review of delinquent accounts and take any action thereon;
7. Hear report from Guideline Management Services and take any action thereon;
8. Hear report from Terry's Landscape and take any action thereon;
9. Discuss and receive proposals regarding securing and protecting District facilities and take any action thereon; and
10. Hear Attorney's Report, including:
 - a. discuss matters related to Bain tract annexation and take any action thereon.

Pursuant to V.T.C.A., Government Code, Chapter 551, as amended, the Board of Directors may convene in closed session to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, real estate transactions, gifts and donations, security devices and/or economic development negotiations.

EXECUTED this 30th day of July, 2026.

WILLOW POINT MUNICIPAL UTILITY DISTRICT
OF FORT BEND AND WALLER COUNTIES

By: 
Ryan E. LaRue
Sanford Kuhl Hagan Kugle Parker Kahn, LLP

(SEAL)





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OF FORT BEND AND WALLER COUNTIES

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EXECUTED this 30th day of July, 2026.

WILLOW POINT MUNICIPAL UTILITY DISTRICT
OF FORT BEND AND WALLER COUNTIES

By: 
Ryan E. LaRue
Sanford Kuhl Hagan Kugle Parker Kahn, LLP

(SEAL)



CERTIFICATE OF POSTING OF NOTICE OF MEETING

THE STATE OF TEXAS §

COUNTIES OF FORT BEND AND WALLER §

WILLOW POINT MUNICIPAL UTILITY DISTRICT OF FORT BEND AND WALLER COUNTIES §

I, Alejandro Flores, the undersigned, hereby state that I posted the attached Notice of Meeting of the Board of Directors of Willow Point Municipal Utility District at Entrance Sign 1-10 @ Anserra Trail, a location inside the boundaries of the District, on July 31, 2026, at 4:10 o'clock p.m., which time was not less than 3 business days prior to the scheduled time of the meeting.

Alejandro Flores WV

AGENDA
WILLOW POINT MUNICIPAL UTILITY DISTRICT
OF FORT BEND AND WALLER COUNTIES

Notice is hereby given that the Board of Directors of **Willow Point Municipal Utility District of Fort Bend and Waller Counties** will meet in regular session, open to the public, at **1330 Post Oak Boulevard, Suite 2650, Houston, Texas 77056 on Thursday, August 6, 2026, at 11:30 a.m.**, and via a ZOOM audio/video conference meeting.

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EXECUTED this 30th day of July, 2026.

WILLOW POINT MUNICIPAL UTILITY DISTRICT
OF FORT BEND AND WALLER COUNTIES

By: 
Ryan E. LaRue
Sanford Kuhl Hagan Kugle Parker Kahn, LLP

(SEAL)



CERTIFICATE OF POSTING OF NOTICE OF MEETING

THE STATE OF TEXAS §

COUNTIES OF FORT BEND AND WALLER §

WILLOW POINT MUNICIPAL UTILITY DISTRICT §

I, Dorothea Sam, the undersigned, hereby state that I posted the attached Notice of Meeting of the Board of Directors of Willow Point Municipal Utility District in the administrative office, 1330 Post Oak Boulevard, Suite 2650, Houston, Texas on July 30, 2026 at 12:37 o'clock 7 .m., which time was not less than **3 business days** prior to the scheduled time of the meeting.


Dorothea Sam

AGENDA
WILLOW POINT MUNICIPAL UTILITY DISTRICT
OF FORT BEND AND WALLER COUNTIES

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EXECUTED this 30th day of July, 2026.

WILLOW POINT MUNICIPAL UTILITY DISTRICT
OF FORT BEND AND WALLER COUNTIES

By: 
Ryan E. LaRue
Sanford Kuhl Hagan Kugle Parker Kahn, LLP

(SEAL)

