

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

September 4, 2025

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, September 4, 2025, 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 VanDyk and Hall, thus constituting a quorum. Directors VanDyk and Hall subsequently entered the meeting in progress.

Also participating in the meeting were Mary Ann Mihills of Municipal Accounts & Consulting, L.P. (“MAC”), bookkeeper for the District; Lita Lemus of Utility Tax Service, LLC, tax assessor and collector for the District; Jenna Craig of Touchstone District Services (“Touchstone”); Suzanne Villarreal of McCall Gibson Swedlund Barfoot PLLC (“MGSB”), auditors for the District; Spencer Day of Masterson Advisors, LLC (“Masterson”), financial advisors for the District; Lyndsay Evans and Marshall Green of Quiddity Engineering, LLC (“Quiddity”), engineer for the District; Ryan Mapes of SiEnvironmental (“SiEnviro”), operator for the District; Joseph Hopper of Storm Water Solutions (“SWS”); Phillip Smith of Guideline Management Services (“Guideline”); James Terry and Matt Preston of Terry’s Landscape, LLC

(“Terry’s”); and Ryan E. LaRue, Elizabeth Harris, 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 11:32 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.

APPROVE MINUTES OF MEETING HELD AUGUST 7, 2025

TAX ASSESSOR/COLLECTOR’S REPORT

BOOKKEEPER’S REPORT

REPORT FROM TOUCHSTONE DISTRICT SERVICES

RESOLUTION EVIDENCING REVIEW OF INVESTMENT POLICY AND INVESTMENT STRATEGIES

Upon motion by Director Moses, seconded by Director Breaux, and after full discussion, the Board voted to:

- a. approve the minutes of the meeting held August 7, 2025;
- b. approve the Tax Assessor/Collector’s Report for the month of August, noting that approximately 99.22% of the 2024 taxes have been collected;
- c. approve the Bookkeeper’s Report, including payment of bills, including payment of Check No. 4105 to Pioneer Construction Services, LLC in the amount of \$71,508.60 for Pay Estimate No. 8 in connection with construction of Wastewater Treatment Plant Expansion to 0.3 MGD;
- d. approve the report submitted by Touchstone; and
- e. adopt the Resolution Evidencing Review of Investment Policy and Investment Strategies, noting that the Bookkeeper has provided an updated List of Qualified Brokers.

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

At this time, Director Hall entered the meeting.

HEAR AUDITOR'S REPORT

The Board recognized Ms. Villarreal, who reviewed with the Board a draft of the audit of the District's financial statements for the fiscal year ended May 31, 2025, and answered questions regarding the same.

Upon motion by Director Breaux, seconded by Director Salley, and after full discussion, the Board voted unanimously to approve such audit subject to finalization of the same, and to authorize filing of the same upon completion with the Texas Commission on Environmental Quality ("TCEQ") and in the office of the District as required by the Texas Water Code.

At this time, Director VanDyk entered the meeting.

HEAR REPORT FROM FINANCIAL ADVISOR

Mr. Day reviewed with the Board a District Debt Profile, a copy of which is on file in the official records of the District.. He also reviewed with the Board a tax rate recommendation based upon combined certified values from Fort Bend and Waller Counties of \$ 430,509,607.00. He noted that the Board levied a tax rate for 2024 of \$1.27 per \$100 assessed valuation, consisting of \$0.75 per \$100 of assessed valuation for debt service and \$0.52 per \$100 of assessed valuation for maintenance and operations. He recommended that the Board levy a total tax rate for 2025 of \$1.25 per \$100 assessed value, consisting of \$0.75 per \$100 assessed valuation for utility debt service, \$0.05 per \$100 assessed valuation for road debt service, and \$0.45 per \$100 assessed value for maintenance and operations.

Mr. LaRue discussed with the Board Senate Bill 2, also known as the Texas Property Tax Reform and Transparency Act of 2019, which was passed by the Texas Legislature in 2019.

Upon motion by Director VanDyk, seconded by Director Moses, and after full discussion, the Board voted unanimously to determine that the District should be classified as a "Developing" District.

Mr. LaRue reviewed with the Board the process for setting the tax rate, noting that the District must hold a public hearing for discussion of the proposed rate to be set and then adopt the tax rate for 2025. The Board discussed setting a meeting date for conducting the public hearing and setting the tax rate.

It was the consensus of the Board to schedule such meeting on Tuesday, October 2, 2025, at 11:30 a.m., at 1330 Post Oak Boulevard, Suite 2650, Houston, Texas 77056, at which meeting the District would consider setting the tax rate for 2025.

Upon motion by Director VanDyk, seconded by Director Moses, and after full discussion, the Board voted unanimously to authorize the Tax Assessor/Collector to publish Notice of Public Hearing on Tax Rate, scheduled for Tuesday, October 2, 2025, at 11:30 a.m., at 1330 Post Oak Boulevard, Suite 2650, Houston, Texas 77056, and to publish a proposed total tax rate for 2025 of \$1.25 per \$100 of assessed valuation, along with a tax rate and levy analysis as required by Chapter 49 of the Texas Water Code.

Mr. Day then reviewed with the Board drafts of the Official Notice of Sale (“ONS”) and the Preliminary Official Statement (“POS”) prepared in connection with the proposed issuance of the District’s Unlimited Tax Bonds, Series 2025, in the amount of \$12,570,000 (the “Bonds”). He informed the Board that the District has not yet received the approving Order from the Texas Commission on Environmental Quality (“TCEQ”), but requested that the Board move forward with approval of the ONS and POS, pending receipt of approval for the issuance of the Bonds from the TCEQ.

Mr. Day reviewed with the Board the use of proceeds in connection with the proposed sale of the Bonds. He stated that the proposed POS had been submitted to the District consultants for comment. He requested that the Board approve the ONS and the POS, subject to incorporation of any further comments submitted by the District consultants, and authorize publication of the ONS, pending receipt of approval from the TCEQ.

Mr. LaRue then reviewed with the Board a proposed Order Adopting Official Notice of Sale and Bid Form, Authorizing Distribution Thereof and of Preliminary Official Statement and Authorizing Publication of Notice of Sale.

Upon motion by Director Salley, seconded by Director VanDyk, and after full discussion, the Board voted unanimously to adopt the Order Adopting Official Notice of Sale and Bid Form, Authorizing Distribution Thereof and of Preliminary Official Statement, and Authorizing Publication of Notice of Sale

as submitted, thereby authorizing publication of the ONS, subject to receipt of approval of the issuance of the Bonds from the TCEQ.

CONSIDER AUTHORIZING DEVELOPER REIMBURSEMENT AUDIT [SERIES 2025 BONDS]

The Board then considered authorizing preparation of a Developer Reimbursement Audit in connection with the anticipated sale of the Series 2025 Bonds.

Upon motion by Director Salley, seconded by Director Moses, and after full discussion, the Board voted unanimously to authorize McCall Gibson Swedlund Barfoot PLLC to begin preparation of a Developer Reimbursement Audit in connection with the anticipated sale of the Series 2025 Bonds.

HEAR DEVELOPER'S REPORT

The Board noted that no report was submitted.

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 requested that the Board authorize Quiddity to advertise for bids for the Remote Water Well Generator Addition project and approve a contract amendment for engineering services

Ms. Evans then reviewed with the Board Pay Estimate No. 8 in the amount of \$71,508.60 to Pioneer Construction Services, LLC for construction of Wastewater Treatment Plant Expansion to 0.3 MGD.

Ms. Evans submitted to the Board a proposal from Horizon Environmental Services to perform services in connection with determination of wetlands status and obtaining associated permits in the amount \$4,500.00. She noted that Greenscape may be able to provide the same service at a lower cost. The Board requested Ms. Evans request a bid from Greenscape and if the bid is less than \$4,500.00, approve the proposal from Greenscape in an amount not to exceed \$4,500.00.

Upon motion by Director VanDyk, seconded by Director Salley, and after full discussion, the Board voted unanimously to (1) authorize Quiddity to advertise for bids for the Remote Water Well Generator Addition project, (2) approve a contract amendment for engineering services, (3) approve Pay Estimate No. 8 in the amount of \$71,508.60 to Pioneer Construction Services, LLC for construction of Wastewater Treatment Plant Expansion to 0.3 MGD, (4) approve a proposal from Horizon Environmental Services or Greenscape to perform services in connection with determination of wetlands status and obtaining associated permits in an amount not to exceed \$4,500.00, and (5) approve the Engineer's Report as submitted.

HEAR OPERATOR'S REPORT

The Board recognized Mr. Mapes, who reviewed with the Board the Operator's Report, a copy of which is on file in the official records of the District, as well as the list of "High Water Users". He also reviewed with the Board the delinquent list, a copy of which is on file in the official records of the District.

Upon motion by Director Moses, seconded by Director Breaux, and after full discussion, the Board voted unanimously to 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. By the same motion, the Board voted unanimously to 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 submitted to the Board a proposal for graffiti removal in the amount of \$333.50.

Upon motion by Director VanDyk, seconded by Director Salley, and after full discussion, the Board voted unanimously to approve the proposal for graffiti removal in the amount of \$333.50.

The Board then discussed landscaping and drainage and detention facilities maintenance and received proposals from SWS and Terry's for the same. The Board deferred action until its next meeting.

HEAR REPORT FROM TERRY'S LANDSCAPE

The Board recognized Mr. Terry, who submitted a report on landscape maintenance and improvements throughout the District, a copy of which is on file in the official records of the District.

Mr. Terry then submitted to the Board a proposal for (1) replacement of trees in the amount of \$2,577.21, (2) relocation of a wetlands sign in the amount of \$128.14, and (3) sidewalk edging in the amount of \$927.98. The board directed Terry's to trim vegetation away from the wetlands sign.

Upon motion by Director VanDyk, seconded by Director Moses, and after full discussion, the Board voted unanimously to approve the report from Terry's, and to approve the proposal for (1) replacement of trees in the amount of \$2,577.21, and (2) sidewalk edging in the amount of \$927.98.

HEAR REPORT FROM STORM WATER SOLUTIONS

The Board recognized Mr. Hopper, who reviewed with the Board a report and pictures regarding drainage and detention facilities, a copy of which is on file in the official records of the District.

The Board discussed remediation of erosion at the Anserra Section 7 detention pond. Director VanDyk inquired about applying soil media and overseeding the area to allow stronger root systems to grow or using Posi-Shell to fill the areas that have eroded. Mr. Hopper stated that he would research these options and provide more information to the Board at a later date.

Mr. Hopper informed the Board that a tree in Anserra Section 1 needs to be removed. It was the consensus of the Board to authorize Terry's to remove the tree and deferred replacement of the tree pending action on the proposals from SWS and Terry's for the maintenance of the Districts landscaping, drainage, and detention facilities.

HEAR ATTORNEY'S REPORT

Discuss and take action relating to a rate study [Municipal Information Services]

The Board deferred action on this item.

Review yield restriction rebate and arbitrage reports and take any action thereon; and

The Board recognized Mr. LaRue, who reviewed with the Board a report prepared and submitted by Arbitrage Compliance Specialists. He stated that the Series 2020 Yield Restriction Analysis indicated

that a payment of \$14,091.56 must be made to the IRS. He recommended that the Board approve issuing Check No. 4079 to the United States Treasury in the amount of \$14,091.56 from the District's General Operating Fund.

Upon motion by Director Salley, seconded by Director VanDyk, and after full discussion, the Board voted unanimously to approve Check No. 4079 to the United States Treasury in the amount of \$14,091.56 from the District's General Operating Fund.

Consider proposals from Storm Water Solutions and Terry's Landscape for the maintenance of the Districts landscaping, drainage, and detention facilities

The Board noted that this item was discussed earlier in the meeting.

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

[SIGNATURE PAGE FOLLOWS]

PASSED, APPROVED AND ADOPTED this 2nd day of October, 2025.

(SEAL)





Asst. Secretary, Board of Directors