

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

September 3, 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, September 3, 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 VanDyk and Hall, thus constituting a quorum. Directors VanDyk and Hall entered the meeting in progress.

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; Danae Dehoyos of Touchstone District Services (“Touchstone”); Lyndsay Evans of Quiddity Engineering, LLC (“Quiddity”), engineer for the District; Spencer Day of Masterson Advisors, LLC (“Masterson”), financial advisors for the District; Jennifer Day of McCall Gibson Swedlund Barfoot PLLC (“MGSB”), auditors 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 of Site Protection LLC (“Site Protection”); 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 11:33 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 6, 2026

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

- a. approve the minutes of the meeting held August 6, 2026, as submitted;
- b. approve the Tax Assessor/Collector’s Report for the month of August, noting that approximately 99.15% of the 2025 taxes have been collected;
- c. approve the Bookkeeper’s Report, including payment of the bills listed therein;
- 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 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.

At this time, Director Hall entered the meeting.

HEAR REPORT FROM HOA

The Board noted that no report was submitted.

At this time, Director VanDyk entered the meeting.

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 submitted to and reviewed with the Board Pay Estimate No. 5 from C.F. McDonald Electric, Inc. in the amount of \$15,300.00 in connection with the Remote Water Well Generator Addition.

Upon motion by Director Salley, seconded by Director Moses, and after full discussion, the Board voted unanimously to approve (1) Pay Estimate No. 5 from C.F. McDonald Electric, Inc. in the amount of \$15,300.00 in connection with the Remote Water Well Generator Addition., and (2) the Engineer's Report as submitted.

HEAR REPORT FROM FINANCIAL ADVISOR

The Board recognized Mr. Day, who submitted to and reviewed with the Board a written tax rate analysis and recommendation in connection with setting a tax rate for 2026, a copy of which is on file in the official records of the District. He noted that the analysis includes a 2026 certified estimated value of the District of \$434,456,018.

Mr. Day stated that the Board established a 2025 tax rate of \$1.25 per one hundred dollars (\$100) of assessed valuation, consisting of \$0.75 per \$100 assessed valuation for utility debt service purposes, \$0.05 per \$100 assessed valuation for road debt service purposes, and \$0.45 per \$100 assessed valuation for maintenance and operation purposes.

Mr. Day recommended that the District levy a 2026 tax rate of \$1.25 per \$100 of assessed valuation, consisting of \$0.795 per \$100 assessed valuation for utility debt service purposes, \$0.03 per \$100 assessed valuation for road debt service purposes, and \$0.425 per \$100 assessed valuation for maintenance and operation purposes.

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 2026. 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 Thursday, October 1, 2026, 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 2026.

Upon motion by Director VanDyk, seconded by Director Hall, and after full discussion, the Board voted unanimously to (1) determine that the District should be classified as a “Developing” District, and (2) authorize the Tax Assessor/Collector to publish Notice of Public Hearing on Tax Rate, scheduled for Thursday, October 1, 2026, at 11:30 a.m., at 1330 Post Oak Boulevard, Suite 2650, Houston, Texas 77056, and to publish a proposed total tax rate for 2026 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.

The Board recognized Ms. Dehoyos, who discussed with the Board designating a communications subcommittee to review and authorize information to be posted on the District’s website between meetings.

It was the consensus of the Board to appoint Directors Breaux and Hall to the communications subcommittee.

HEAR AUDITOR’S REPORT

The Board recognized Ms. Day, who reviewed with the Board a draft of the audit of the District’s financial statements for the fiscal year ended May 31, 2026, and answered questions regarding the same.

Upon motion by Director Salley, seconded by Director Moses, 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.

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.

Upon motion by Director Salley, seconded by Director Breaux 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 a revised proposal from Terry's for outfall drainage pipe repairs in the amount of \$47,837.82. He stated that the proposal is revised to include the cost for acquiring a payment and performance bond.

Upon motion by Director Hall, seconded by Director Breaux, and after full discussion, the Board voted unanimously to approve the revised proposal from Terry's for outfall drainage pipe repairs in the amount of \$47,837.82.

Mr. Phillip informed the Board of standing water near the access road north of Crescent Mirror Lane. The Board noted that there may be a leak from the pool on the property located on Pence Cliff Court that is causing the standing water. It was the consensus of the Board to authorize Director Moses to correspond with Guideline to contact the property owner regarding the same.

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.

Mr. Boyd then submitted to and reviewed with the Board proposals for (1) the removal of rose bushes throughout the District in the amount of \$7,963.82, (2) erosion repair at the pond south of Bobcat Bayou Drive in the amount of \$9,428.48, and (3) well pump replacement and irrigation repairs in the amount of \$18,200.00.

Upon motion by Director Moses, seconded by Director Breaux, and after full discussion, the Board voted unanimously to approve the proposal for the removal of rose bushes in the amount of \$7,963.82 and the proposal for well pump replacement and irrigation repairs in the amount of \$18,200.00.

The Board deferred consideration of the proposal for erosion repair at the pond south of Bobcat Bayou Drive pending confirmation from Quiddity that the pond is not within the area designated as wetlands. Mr. Boyd stated that Terry's would obtain a soil sample from the pond for testing.

Mr. Smith discussed restricting public access to the ponds with gates. The Board requested Mr. Smith provide quotes for the same at the next meeting.

HEAR ATTORNEY'S REPORT

Resolution Authorizing Sale of Surplus Property

The Board deferred this item pending establishment of the generator's value.

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

[SIGNATURE PAGE FOLLOWS]

PASSED, APPROVED AND ADOPTED this 1st day of October, 2026.

(SEAL)




Secretary, Board of Directors

**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 31ST DAY OF **AUGUST 2026**, I FILED THE
FOREGOING NOTICE OF MEETING IN MY OFFICE.

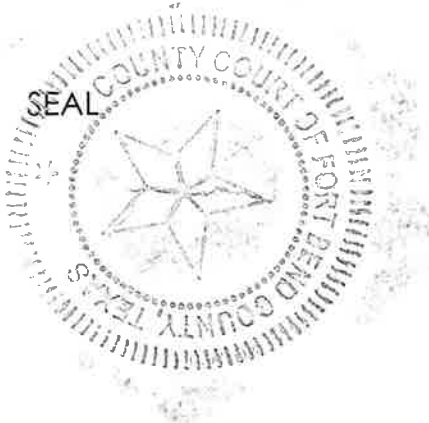
NAME: WILLOW POINT MUD OF FORT BEND AND WALLER COUNTIES

DATE OF MEETING: 09/03/2026 @ 11:30 AM

EXECUTED THIS 31ST DAY OF AUGUST 2026.

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY 
REBECCA ABRIGO, DEPUTY



AUG 31 2026 AA

Jana Richard
County Clerk Fort Bend Co. Texas

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, September 3, 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: 893 9008 8157
Passcode: 352013

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. Consent Agenda:
 - a. Approve minutes from meeting held August 6, 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;
 - d. Hear update from Touchstone District Services; and
 - e. Adopt Resolution Evidencing Review of Investment Policy and Investment Strategies;
3. Hear report from Financial Advisor and take any action thereon, including:
 - a. review proposed tax rate and related calculations, call public hearing for 2026 tax rate, and authorize Tax Assessor/Collector to publish Notice of Public Hearing on Tax Rate; and
4. Consider approval of audit for fiscal year ended May 31, 2026;
5. Hear report from HOA representatives and take any action thereon;
6. 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
 - d. discuss matters related to Bain tract annexation and take any action thereon;
7. Hear Operator's Report, including:
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8. Hear report from Guideline Management Services and take any action thereon;
9. Hear report from Terry's Landscape and take any action thereon; and
10. Hear Attorney's Report, including:

- a. consider adoption of Resolution Authorizing Sale of Surplus Property.

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 28th day of August, 2026.

WILLOW POINT MUNICIPAL UTILITY DISTRICT
OF FORT BEND AND WALLER COUNTIES

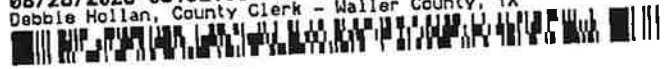
By: _____

Ryan E. LaRue
Ryan E. LaRue

Sanford Kuhl Hagan Kugle Parker Kahn, LLP

(SEAL)





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WILLOW POINT MUNICIPAL UTILITY DISTRICT
OF FORT BEND AND WALLER COUNTIES

By: _____

Ryan E. LaRue
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 @ I-10 & Anserra Trail, a location inside the boundaries of the District, on August 31, 2020, at 9:00 o'clock a.m., which time was not less than 3 business days prior to the scheduled time of the meeting.

Alejandro Flores W

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

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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, ^{Dora Lopez}~~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 August 28, at 3:19 o'clock p.m., which time was not less than **3 business days** prior to the scheduled time of the meeting.



~~Dorothea Sam~~ *Dora Lopez*

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

(SEAL)

