

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

July 14, 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 special session, open to the public, on Tuesday, July 14, 2026, at 11:00 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 Director Moses, thus constituting a quorum. Director Moses attended the meeting via video conference.

Also participating in the meeting were Marissa Cruz of Utility Tax Service, LLC, tax assessor and collector for the District; Carter Burton of Municipal Accounts & Consulting, L.P. (“MAC”), bookkeeper for the District; Jenna Craig of Touchstone District Services (“Touchstone”); Lyndsay Evans, Marshall Green, and Wyatt Rosier 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”); Tyler Chambless of Terry’s Landscape, LLC (“Terry’s”); Hollis Gasper of Blue Wing Surveillance (“Blue Wing”); Dalton Patterson and Lance Cole of ESI Inc. (“ESI”); Trevor Shuman of Today’s Integration, Inc. (“Today’s Integration”); Jordan Wells and Cayden Scoggins 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 11:03 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.

SECURITY PRESENTATIONS

The Board recognized representatives from Blue Wing, ESI, Today’s Integration, Site Protection, and Zaladium, who each presented to the Board an overview of the products they offer and services they provide. Copies of the presentations are on file in the official records of the District.

The Board noted that no action was required.

At this time, Mr. Gasper, Mr. Patterson, Mr. Cole, Mr. Shuman, Mr. Wells, Mr. Scoggins, and Mr. Hatfield left the meeting.

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 VanDyk, 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.

Amendment to Si Enviromental Professional Services Contract

Mr. Mapes then submitted to and reviewed with the Board a proposed Third Amendment to Professional Service Contract (the “Amendment”) between SiEnviromental and the District, a copy of which is on file in the official records of the District.

Upon motion by Director VanDyk, seconded by Director Hall, and after full discussion, the Board voted unanimously to approve the Amendment, noting that future annual CPI adjustment for SiEnvironmental will occur in May to coincide with the end of the District’s fiscal year.

The Board discussed the security service providers heard earlier in the meeting, and requested SK Law communicate with Site Protection and Zaladium to provide proposals for the Board’s review.

APPROVE MINUTES OF MEETING HELD JUNE 4, 2026
TAX ASSESSOR/COLLECTOR’S REPORT
BOOKKEEPER’S REPORT
REPORT FROM TOUCHSTONE DISTRICT SERVICES

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

- a. approve the minutes of the meetings held June 4, 2026, as submitted;
- b. approve the Tax Assessor/Collector’s Report for the month of June, noting that approximately 98.14% 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. 4329 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

Director Hall stated that construction of the sand volleyball court at the Trails of Katy HOA is almost complete.

The Board noted that no action was required.

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. 3 from C.F. McDonald Electric, Inc. in the amount of \$22,500.00 in connection with the Remote Water Well Generator Addition.

Upon motion by Director Salley, seconded by Director Breaux, and after full discussion, the Board voted unanimously to approve Pay Estimate No. 3 in the amount of \$22,500.00 in connection with the Remote Water Well Generator Addition. By the same motion, the Board voted unanimously to approve the Engineer'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 to replace a "No Unauthorized Motor Vehicles" sign in the amount of \$68.48.

Upon motion by Director Breaux, seconded by Director Hall and after full discussion, the Board voted unanimously to approve replacement of a "No Unauthorized Motor Vehicles" sign in the amount of \$68.48.

The Board then discussed installation of signs noting the potential presence of wildlife near District facilities, and requested Mr. Smith provide a proposal for the same at the next meeting.

HEAR REPORT FROM TERRY'S LANDSCAPE

The Board recognized Mr. Chambless, 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. Chambless then submitted to the Board (1) a proposal for outfall drainage pipe repair in the amount of \$46,337.82, (2) a proposal for irrigation mainline repair in the amount of \$1,200.00, and (3) a proposal for erosion repair behind Buffalo Fork Lane in the amount of \$3,948.73. Copies of such proposals are on file in the official records of the District.

Mr. Chambless noted that permits will be required to repair the outfall drainage pipe, and costs associated with the permits are not included in the proposal for the outfall drainage pipe repair.

Upon motion by Director VanDyk, seconded by Director Breaux, and after full discussion, the Board voted unanimously to approve (1) the report from Terry's, (2) the proposal for irrigation mainline repair in the amount of \$1,200.00, and (3) the proposal for erosion repair behind Buffalo Fork Lane in the amount of \$3,948.73.

The Board deferred approving the proposal for outfall drainage pipe repair pending submission of a proposal with permit-associated costs included.

HEAR ATTORNEY'S REPORT

Consider approving Annual Maintenance Letter for Arbitrage Analysis Report

The Board recognized Mr. LaRue, who reviewed with the Board an Annual Maintenance for Arbitrage Analysis Report letter submitted by Municipal Risk Management Group, LLC ("MRMG"). He stated that the District's agreement for arbitrage analysis is evergreen, and informed the Board of upcoming arbitrage calculations MRMG recommends having completed. He noted that the total cost for the recommended arbitrage analyses is approximately \$3,425.00.

Upon motion by Director Salley, seconded by Director Breaux, and after full discussion, the Board voted unanimously to approve the arbitrage analysis recommended by MRMG.

Amended Rate Order

The Board discussed amending the District's Rate Order to reflect the rates outlined in the Third Amendment to Professional Service Contract between SiEnviromental and the District.

Upon motion by Director Breaux, seconded by Director Salley, and after full discussion, the Board voted unanimously to amend the District's Rate Order to reflect the rates in the Third Amendment to Professional Service Contract.

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 6th day of August, 2026.


Secretary, Board of Directors

(SEAL)



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THE STATE OF TEXAS

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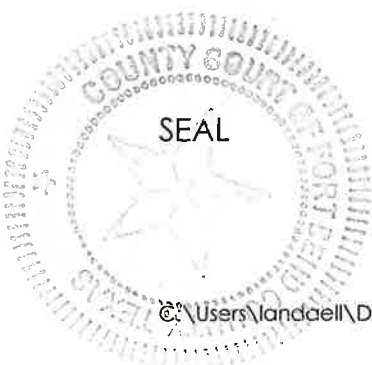
COUNTY OF FORT BEND

X

WILLOW POINT MUD FORT BEND AND WALLER COUNTIES {SPECIAL}

EXECUTED THIS 8TH DAY OF JULY 2026.

BY Ellenie Landaverde
ELLENIE LANDAVERDE, DEPUTY



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 **special session**, open to the public, at 1330 Post Oak Boulevard, Suite 2650, Houston, Texas 77056 on Tuesday, July 14, 2026, at 11:00 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. Discuss and receive presentations regarding securing and protecting District facilities and take any action thereon;
4. Consent Agenda:
 - a. Approve minutes from meeting held June 4, 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;
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
7. Hear Operator's Report, including:
 - a. review of delinquent accounts and take any action thereon; and
 - b. consider amendment to Si Environmental Professional Services Contract and take any action thereon;
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. review Annual Maintenance for Arbitrage Analysis Report and take any action thereon;
 - b. consider adoption of amended Rate Order; and
 - c. 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.

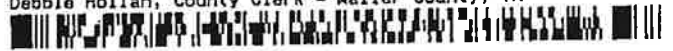
EXECUTED this 8th day of July, 2026.

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 8th 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 I-10 @ Anseña Trail, a location inside the boundaries of the District, on July 8, at 1:46 o'clock P.m., which time was not less than 3 business days prior to the scheduled time of the meeting.

Alejandro Flores
MSD

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

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EXECUTED this 8th 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 8, 2026, at 11:06 o'clock a.m., which time was not less than **3 business days** prior to the scheduled time of the meeting.


Dorothea Sam

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EXECUTED this 8th 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)

