

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

June 5, 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, June 5, 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 Breaux, thus constituting a quorum.

Also participating in the meeting were Mary Ann Mihills of Municipal Accounts & Consulting, L.P. (“MAC”), bookkeeper for the District; Jaclyn Smith of Utility Tax Service, LLC, tax assessor and collector for the District; Jenna Craig of Touchstone District Services (“Touchstone”); Lyndsay Evans and Marshall Green of Quiddity Engineering, LLC (“Quiddity”), engineer for the District; Ryan Mapes of SiEnvironmental (“SiEnviro”), operator for the District; Drew Anderson of Storm Water Solutions (“SWS”); Phillip Smith of Mike Stone Associates; Andrew Faubion of Terry’s Landscape, LLC; Jackie Overton, a resident of the District; 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.

Josh Wailes of Mike Stone Associates entered the meeting in progress.

The meeting was called to order at 11:41 a.m. Copies of the notices of the meeting are attached hereto.

Upon motion by Director Salley, seconded by Director Hall, and after full discussion, the Board voted unanimously to appoint Director Moses as acting President.

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 MAY 1, 2025 **TAX ASSESSOR/COLLECTOR'S REPORT** **BOOKKEEPER'S REPORT** **REPORT FROM TOUCHSTONE DISTRICT SERVICES**

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

- a. approve the minutes of the meetings held May 1, 2025;
- b. approve the Tax Assessor/Collector's Report for the month of May, noting that approximately 98.02% of the 2024 taxes have been collected;
- c. approve the Bookkeeper's Report, including payment of bills;
- d. approve the report submitted by Touchstone;

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.

HEAR REPORT FROM HOA

Director Moses stated that Texas Pride Disposal ("Texas Pride") did not collect recycling on the scheduled collection date.

The Board noted that no action was required.

HEAR DEVELOPER'S REPORT

Mr. LaRue informed the Board that DPEG BTR Anserra LP ("DPEG"), a developer within the District, requested the Board's authorization to install a master meter. He stated that a special meeting will be scheduled to discuss DPEG's request.

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 requested that the Board approve (1) Pay Estimate No. 7 in the amount of \$128,115.00 to Pioneer Construction Services, LLC for construction of Wastewater Treatment Expansion to 0.3 MGD, and (2) Pay Estimate No. 4 in the amount of \$229,725.00 to W.W. Payton Corporation for construction of Water Plant No. 1 Expansion – Phase III.

Ms. Evans stated that Quiddity received a Utility Capacity Request in connection with a proposed lawn and garden equipment dealership.

Upon motion by Director Moses, seconded by Director Salley, and after full discussion, the Board voted unanimously to approve (1) Pay Estimate No. 7 in the amount of \$128,115.00 to Pioneer Construction Services, LLC for construction of Wastewater Treatment Expansion to 0.3 MGD, (2) Pay Estimate No. 4 in the amount of \$229,725.00 to W.W. Payton Corporation for construction of Water Plant No. 1 Expansion – Phase III, and (3) the Utility Capacity Request in connection with a proposed lawn and garden equipment dealership. By the same motion, the Board voted unanimously to 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 attached hereto, 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.

Mr. Mapes then presented to the Board the Consumer Confidence Report (“CCR”), a copy of which is on file in the official records of the District. He stated that the CCR will be reviewed by SK Law, and that upon approval, the CCR will be mailed to all customers of the District prior to July 1, 2025.

Upon motion by Director Salley, seconded by Director Moses, 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; (2) approve the Operator’s Report as submitted; and (3) approve the CCR subject to review by SK Law.

HEAR REPORT FROM TERRY’S LANDSCAPE

The Board recognized Mr. Faubion, 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. Faubion then presented to the Board a proposal for tree relocation and irrigation installation in the amount of \$6,643.02, a copy of which is on file in the official records of the District.

Mr. Faubion discussed with the Board expanding the scope of maintenance Terry’s performs. The Board discussed the areas in the District that require regular mowing and maintenance.

Upon motion by Director Moses, seconded by Director Hall, and after full discussion, the Board voted unanimously to approve (1) the report from Terry’s, (2) the proposal for tree relocation and irrigation installation in the amount of \$6,643.02, and (3) the expanded maintenance scope to be performed by Terry’s, including additional mowing.

HEAR REPORT FROM MIKE STONE ASSOCIATES

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 informed the Board that Mike Stone Associates has changed its name to Guideline Management Services.

The Board noted that no action was required.

HEAR REPORT FROM STORM WATER SOLUTIONS

The Board recognized Mr. Anderson, 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.

Mr. Anderson then submitted to the Board three (3) maintenance budget proposals, copies of which are on file in the official records of the District.

The Board deferred approval of the maintenance budget proposals until its next meeting.

HEAR ATTORNEY'S REPORT

Ratify approval of Special Warranty Deed [Verizon]

The Board recognized Mr. LaRue, who submitted to the Board a special warranty deed for the conveyance of 0.1348 acres from the District back to Ventana Development Katy, LTD ("Ventana"). He stated that the parcel was conveyed to the District in error and the parcel was leased to Verizon prior to its conveyance to the District.

Upon motion by Director Moses, seconded by Director Hall, and after full discussion, the Board voted unanimously to ratify approval of the Special Warranty Deed to Ventana.

Consider authorizing master meter and submetering of development by DPEG BTR Anserra LP

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

Consider adoption of amended Rate Order

The Board deferred action on this item .

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

[SIGNATURE PAGE FOLLOWS]

PASSED, APPROVED AND ADOPTED this 8th day of July, 2025.

(SEAL)




Secretary, Board of Directors