

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

November 6, 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, November 6, 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 Director Moses, thus constituting a quorum. Director Moses 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”); Jennifer Vossler of McCall Gibson Swedlund Barfoot PLLC (“MGSB”), auditors 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; Phillip Smith of Guideline Management Services (“Guideline”); John Boyd of Terry’s Landscape, LLC (“Terry’s”); Caroline Erck of Hanover Company; Verna Gayle Bain, Jeff Bain, and Marty Haisten, members of the public; Mouzzam Abbasi, 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.

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 recognized Mr. Abbasi, who requested the Board consider approving an adjustment to his utility bill. He stated that the meter was not reading the water usage during a three (3) month period, and after the meter was replaced, the bill for water usage during that time was charged at the highest tier on the District’s rate order.

Upon motion by Director VanDyk, seconded by Director Salley, and after full discussion, the Board voted unanimously to authorize Mr. Mapes to adjust Mr. Abbasi’s bill to reflect the rate of the lowest tier and to work with Mr. Abbasi to address any remaining balance as a result of penalties or late fees.

At this time, Mr. Abbasi left the meeting.

### **APPROVE MINUTES OF MEETINGS HELD OCTOBER 2, AND OCTOBER 21, 2025** **TAX ASSESSOR/COLLECTOR’S REPORT** **BOOKKEEPER’S REPORT** **REPORT FROM TOUCHSTONE DISTRICT SERVICES**

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

- a. approve the minutes of the meeting held October 2, 2025;
- b. approve the Tax Assessor/Collector’s Report for the month of September, noting that approximately 99.53% of the 2024 taxes and 0.82% of the 2025 taxes have been collected;
- c. approve the Bookkeeper’s Report, including payment of bills; and
- 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.

Director VanDyk abstained from voting on payment of Check No. 4145 made payable to Touchstone.

### **CONSIDER APPROVAL OF DEVELOPER REIMBURSEMENT AUDIT**

Mr. LaRue informed the Board that the rules of the Texas Commission on Environmental Quality provide that an audit must be conducted in connection with reimbursing developers with the proceeds of bonds. The Board recognized Ms. Vossler, who submitted to and reviewed with the Board a draft of the developer reimbursement audit in connection with issuance of the Series 2025 Bonds, and reviewed the use of proceeds in connection with the same.

Upon motion by Director Breaux, seconded by Director Hall, and after full discussion, the Board voted unanimously to approve the developer reimbursement audit in connection with issuance of the Series 2025 Bonds, subject to finalization.

### **HEAR DEVELOPER'S REPORT**

The Board noted that no report was submitted.

### **HEAR REPORT FROM HOA**

The Board noted that no report was submitted.

At this time, Director Moses entered the meeting and Ms. Vossler left 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 requested that the Board approve award of the contract for Remote Water Well Generator Addition to McDonald Municipal and Industrial in the amount of \$350,469.00.

Upon motion by Director Breaux, seconded by Director VanDyk, and after full discussion, the Board voted unanimously to approve award of the contract for Remote Water Well Generator Addition to McDonald Municipal and Industrial in the amount of \$350,469.00.

Ms. Evans then presented to the Board a proposal for Quiddity to prepare a feasibility study for a 108.7-acre tract (the "Bain Tract"). Mr. LaRue reviewed with the Board the annexation process and an Annexation Letter Agreement between the District and Mr. Bain for Mr. Bain to pay for legal fees and

engineering costs related to annexation of the Bain Tract, including the feasibility study proposed by Quiddity.

Upon motion by Director VanDyk, seconded by Director Moses, and after full discussion, the Board voted unanimously to approve the Annexation Letter Agreement and to authorize Quiddity to prepare a feasibility study for the Bain Tract.

Ms. Evans reviewed with the Board a report prepared by Horizon Environmental Services (“Horizon”) regarding the determination of wetlands status, a copy of which is on file in the official records of the District. Director VanDyk requested that SK Law research whether the District can construct a park in the area discussed in the report from Horizon.

Upon motion by Director Breaux, seconded by Director VanDyk, and after full discussion, 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 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.

The Board discussed accountability in connection with leak detection.

Upon motion by Director VanDyk, seconded by Director Salley, 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) authorize Accurate Meter to conduct a leak-detection survey in an amount not to exceed \$10,000, (3) authorize SiEnviro to prepare a plan to address any leaks identified by Accurate Meter, and (4) approve the Operator’s Report as submitted.

At this time, Ms. Mihills, Ms. Lemus, and Ms. Erck left the meeting.

#### **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.

Upon motion by Director VanDyk, seconded by Director Breaux, and after full discussion, the Board voted unanimously to approve the Guideline report as submitted.

At this time, Director Hall left the meeting.

#### **HEAR REPORT FROM TERRY'S LANDSCAPE**

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

Mr. Boyd then submitted to the Board a proposal for planting seasonal color in the amount of \$4,473.76 and a proposal for silt fence removal in the amount of \$2,533.15.

Upon motion by Director VanDyk, seconded by Director Breaux, and after full discussion, the Board voted unanimously to approve the report from Terry's and to approve the proposal for planting seasonal color in the amount of \$4,473.76.

#### **HEAR ATTORNEY'S REPORT**

##### **Approve Amended Notice to Sellers and Purchasers within the District [Series 2025 Bonds]**

Mr. LaRue advised that the Notice to Sellers and Purchasers will be revised to reflect the Series 2025 Bonds issued by the District after the closing of the sale of the Bonds, which is scheduled for November 18, 2025.

Upon motion by Director VanDyk, seconded by Director Moses, and after full discussion, the Board voted unanimously to approve the Amended Notice to Sellers and Purchasers and to authorize filing of the same in the Real Property Records of Fort Bend and Waller Counties and with the Texas Commission on Environmental Quality upon closing of the Series 2025 Bonds.

##### **Adopt Order Designating Meeting Place(s) Outside the District**

The Board deferred action on this item pending further information from Director VanDyk.

##### **Adopt Resolution Evidencing Review of Covered Applications and Prohibited Technology Policy**

Mr. LaRue submitted to and reviewed with the Board a proposed Resolution Evidencing Review of Covered Applications and Prohibited Technology Policy. He stated that Texas Government Code Section 620.003 requires annual review of covered applications and prohibited technology policies to comply with

the current listing of prohibited covered applications as determined by the Texas Department of Information Resources.

Upon motion by Director VanDyk, seconded by Director Moses, and after full discussion, the Board voted unanimously to adopt the proposed Resolution Evidencing Review of Covered Applications and Prohibited Technology Policy as submitted.

**Adopt Resolution Evidencing Review of Investment Policy and Investment Strategies**

The Board noted that no action was required.

**Adopt Resolution Evidencing Annual Review and Authorizing Filing with Comptroller Documentation of Eminent Domain Authority**

Mr. LaRue noted that certain information must be filed each year with the Comptroller evidencing the District's eminent domain authority, as required by Texas Government Code Section 2206.154. He submitted to and reviewed with the Board a proposed Resolution Evidencing Annual Review and Authorizing Filing with Comptroller of Public Accounts of State of Texas Documentation of Eminent Domain Authority, which Resolution would authorize completion of the online form on behalf of the District.

Upon motion by Director VanDyk, seconded by Director Moses, and after full discussion, the Board voted unanimously to adopt the Resolution Evidencing Annual Review and Authorizing Filing with Comptroller of Public Accounts of State of Texas Documentation of Eminent Domain Authority as submitted.

**Discuss annexation of property**

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

Upon motion by Director VanDyk, seconded by Director Sileo, and after full discussion, the Board voted unanimously to convene in executive session at 1:33 p.m. for attorney consultation on economic development negotiations pursuant to V.T.C.A., Government Code, Chapter 551, as amended.

It was the consensus of the Board to reconvene in open session at 1:54 p.m.

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

**[SIGNATURE PAGE FOLLOWS]**

PASSED, APPROVED AND ADOPTED this 4<sup>th</sup> day of December, 2025.

(SEAL)



A handwritten signature in blue ink, consisting of several loops and a horizontal line.

Assistant Secretary, Board of Directors