

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

March 5, 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, March 5, 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 Director Hall, thus constituting a quorum. Director Hall entered the meeting in progress.

Also participating in the meeting were Lita Litmus 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; Justin Waggoner 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; Phillip Smith of Guideline Management Services (“Guideline”); John Boyd of Terry’s Landscape, LLC (“Terry’s”); Sara Burson of Accurate Meter and Supply (“Accurate Meter”); Jeff Bain and Verna Gayle Bain, members of the public; 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 11:34 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 FEBRUARY 5, 2026 **TAX ASSESSOR/COLLECTOR’S REPORT** **BOOKKEEPER’S REPORT** **REPORT FROM TOUCHSTONE DISTRICT SERVICES**

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 February 5, 2026;
- b. approve the Tax Assessor/Collector’s Report for the month of January, noting that approximately 91.38% 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. 4241 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 FROM ACCURATE METER REGARDING INSTALLATION OF SMART METERS

The Board recognized Ms. Burson, who presented to the Board the Badger smart meter and demonstrated Beacon’s water usage tracking and reporting system that the District’s Operator would have access to for each meter in the District. She noted that residents would have access to the reports for their home meter.

Ms. Burson then reviewed quotes for installation and monitoring of (1) residential smart meters in Section 1 and Section 2 in the amount of \$400,370.00 for installation and \$9,029.40 annually for monitoring, and (2) residential and commercial smart meters in the amount of \$462,045.00 for installation and \$9,320.28 annually for monitoring. Copies of such quotes are on file in the official records of the District.

The Board discussed staggering the installation of the smart meters to coincide with the replacement schedule of the current meters. Director VanDyk requested Mr. Mapes research when the meters are scheduled to be replaced and provide the same to the Board for determination of where to begin installation of smart meters. Ms. Mihills recommended that installation of and payment for the smart meters be completed in two (2) phases, with the second phase beginning after May 31, 2026.

Upon motion by Director VanDyk, seconded by Director Breaux, and after full discussion, the Board voted unanimously to approve the quote for installation and monitoring of residential and commercial smart meters in the amount of \$462,045.00 for installation and \$9,320.28 annually for monitoring, noting that installation of half of the smart meters will begin prior to May 31, 2026, and the second half will be installed after May 31, 2026.

At this time, Ms. Burson left the meeting.

HEAR DEVELOPER'S REPORT

The Board noted that no report was submitted.

HEAR REPORT FROM HOA

Director Moses stated that residents are reporting an unpleasant odor near the Wastewater Treatment Plant. The Board discussed soliciting proposals for air sampling and monitoring and preparing a notice with information regarding the odor and the District's efforts to investigate the same to be posted on the District's website.

Director VanDyk inquired about whether students in Katy High School's environmental studies class would be able to take a field trip to the District's water plant and wastewater treatment plant. The Board requested SK Law research whether additional insurance coverage or waivers would be required for the field trip to occur.

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 the Board a proposal for Texas Pollutant Discharge Elimination System ("TPDES") Permit Renewal in the amount of \$26,000.00 plus \$6,000.00 for reimbursable expenses. She requested that the Board authorize Quiddity to prepare and submit the application to renew the District's TPDES permit.

Ms. Evans reviewed with the Board the current conceptual land use plan for the approximately 114.3-acre tract of land (the "Bain Tract") to be annexed into the District. She noted that Mr. Bain has reviewed the land use plan.

Director VanDyk requested SK Law communicate with the District's financial advisor ("Masterson") to confirm if they would provide a financial analysis for Mr. Bain and if so, provide Masterson with Mr. Bain's contact information, noting that the cost of such analysis would be paid by Mr. Bain.

Ms. Evans informed the Board that a tank at the water plant requires recoating. She estimated the cost to recoat the tank would not exceed \$5,000.00.

Upon motion by Director Breaux, seconded by Director Moses, and after full discussion, the Board voted unanimously to (1) authorize Quiddity to prepare and submit the application to renew the District's TPDES permit in the amount of \$26,000.00 plus \$6,000.00 for reimbursable expenses, (2) approve recoating of the water plant tank in an amount not to exceed \$5,000.00, subject to final review and approval by Director VanDyk, and (3) 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, including a list of High Water Users, and the delinquent list, copies of which are on file in the official records of the District.

Mr. Mapes informed the Board that an E. coli excursion was found in a sample taken at the wastewater treatment plant. He stated that he believes this result was due to a sampling error, noting that if there were an issue at the plant, samples would repeatedly show an excursion.

The Board requested that SiEnviro coordinate taking multiple samples at staggered intervals throughout the month.

Upon motion by Director VanDyk, 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; 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.

The Board noted that no action was required.

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 the Board proposal for sidewalk leveling in the amount of \$1,180.94 and sinkhole repair in the amount of \$2,694.84, and a proposal to remove roses from planters on Kingsland Boulevard in the amount of \$1,902.27.

Upon motion by Director VanDyk, seconded by Director Salley, and after full discussion, the Board voted unanimously to approve (1) the report from Terry's, (2) the proposal for sidewalk leveling in the amount of \$1,180.94, and (3) the proposal to remove roses from planters on Kingsland Boulevard in the amount of \$1,902.27. The Board deferred approval of the sinkhole repair pending further information from Terry's.

HEAR ATTORNEY'S REPORT

Certificate of Unopposed Candidates

Order Canceling Election and Declaring Unopposed Candidates Elected to Office

The Board recognized Mr. LaRue, who explained that Directors David Salley and Jim Moses are unopposed in the Directors Election called for May 2, 2026, and that no write-in candidates have filed for placement on the list of write-in candidates. As such, he stated that under the provisions of the Texas Election Code, no election would be required.

Mr. LaRue then presented to the Board certification that the election was unopposed and a proposed Order Canceling Election and Declaring Unopposed Candidates Elected to Office.

Upon motion by Director Salley, seconded by Director Hall, and after full discussion, the Board voted unanimously to (1) accept the Certificate of Unopposed Candidates; and (2) adopt the Order Canceling Election and Declaring Unopposed Candidates Elected to Office, thereby declaring David Salley and Jim Moses elected to office for terms ending in May 2030.

Adoption of amended Rate Order

The Board deferred this item, and requested SK Law coordinate a special meeting to discuss which rate-change scenarios the Board would request that EVO generate for review.

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 2nd day of April, 2026.


Secretary, Board of Directors

(SEAL)



**FORT BEND COUNTY CLERK'S OFFICE
301 JACKSON
RICHMOND, TX 77469**

CERTIFICATE OF POSTING

THE STATE OF TEXAS }
}

COUNTY OF FORT BEND }
}

I, LAURA RICHARD, COUNTY CLERK OF FORT BEND COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE 26TH DAY OF **FEBRUARY 2026**, I FILED THE FOREGOING NOTICE OF MEETING IN MY OFFICE.

NAME: WILLOW POINT MUD OF FORT BEND & WALLER COUNTIES (SPECIAL MEETING)

DATE OF MEETING: 3/05/2026 @ 11:30 AM

EXECUTED THIS 26TH DAY OF **FEBRUARY, 2026.**

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY 

PATRICIA LOZANO, DEPUTY

SEAL



FEB 26 2026

Amy 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 special session, open to the public, at 1330 Post Oak Boulevard, Suite 2650, Houston, Texas 77056 on Thursday, March 5, 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 February 5, 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;
3. Hear from Accurate Meter regarding installation of smart meters and take any action thereon;
4. Hear Developer's Report and take any action thereon;
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;
8. Hear report from Guideline Management Services and take any action thereon;
9. Hear report from Terry's Landscape and take any action thereon;
10. Hear Attorney's Report, including:
 - a. consider accepting Certificate of Unopposed Candidates;
 - b. consider approving Order Canceling Election and Declaring Unopposed Candidates Elected to Office;
 - c. consider adoption of amended Rate Order; and
 - d. discuss matters related to 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.

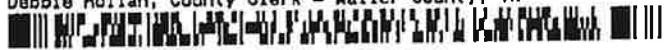
EXECUTED this 26th day of February, 2026.

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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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 OF FORT BEND AND WALLER COUNTIES §

I, Alexandro 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 and Anserra Trail, a location inside the boundaries of the District, on February 27, at 9:45 o'clock a.m., which time was not less than 3 business days prior to the scheduled time of the meeting.

Alexandro Flores V.V

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

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EXECUTED this 26th day of February, 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 February 26, 2020, at 9:14 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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WILLOW POINT MUNICIPAL UTILITY DISTRICT
OF FORT BEND AND WALLER COUNTIES

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

(SEAL)

