

**MINUTES OF MEETING OF THE BOARD OF DIRECTORS NORTHGATE CROSSING
MUNICIPAL UTILITY DISTRICT NO. 1**

June 12, 2025

THE STATE OF TEXAS §

COUNTY OF HARRIS §

NORTHGATE CROSSING MUNICIPAL UTILITY DISTRICT NO. 1 §

The Board of Directors (the "Board") of Northgate Crossing Municipal Utility District No. 1 (the "District") met in regular session, open to the public, on June 12, 2025, at 19023 Joanleigh, Spring, Texas 77388, a designated meeting place of the Board of Directors outside the boundaries of the District, and the roll was called of the members of the Board, to-wit:

Jason Williams	President
Shane Holman	Vice President
Jim Helfrich	Secretary
Paul Martinez	Assistant Secretary
Kenny Boeckelman	Assistant Secretary

All members of the Board were present except Directors Williams and Boeckelman, thus constituting a quorum.

Also attending the meeting were Angela Helfrich, resident of the District; Ashleigh Musselman, attorney for the Northwood Pines Homeowners Association; Scott L. Cunningham and Steve Fitzgerald with Gauge Engineering, Consultant for Levee Certification; Bill Blitch with Blitch Associates, Inc. ("BAI") and Bob Leared Interests ("BLI"), Financial Advisor and Tax Assessor/Collector, respectively to the District; Chris Linn with Myrtle Cruz, Inc. ("MCI"), Bookkeeper for the District; and Michael R. Willis of Sanford Kuhl Hagan Kugle Parker Kahn LLP ("SK Law"), Attorneys for the District.

CALL MEETING TO ORDER

The meeting was called to order and the following business was transacted.

HEAR FROM THE PUBLIC

The Board recognized Ms. Musselman, who addressed the Board on behalf of the Northwood Pines Homeowners Association concerning security lighting in the park.

PEACE OFFICER'S REPORT

The Board recognized Officer Ballard, who presented the Peace Officer's Report.

Upon motion duly made and seconded, the Board voted unanimously to approve the Peace Officer's Report.

TAX ASSESSOR/COLLECTOR'S REPORT

The Board next reviewed the Tax Assessor/Collector's Report, a copy of which is in file in the official records of the District. The Board noted that 99.403 % of the 2024 taxes have been collected.

Upon motion duly made and seconded, the Board voted unanimously to (i) approve the Tax Assessor/Collector's Report, and (ii) authorize payment of the invoices presented for payment from the District's Tax Account.

FINANCIAL ADVISOR'S REPORT

There was no Financial Advisor's Report.

BOOKKEEPER'S REPORT

The Board then reviewed the Bookkeeper's Report and Investment Report. Copies of such reports are attached hereto.

The Board reviewed the balances in each of the District's accounts and noted investments in each account. The Board also reviewed the activity in each account. The Board reviewed the invoices and the checks prepared in payment thereof.

Upon motion duly made and seconded, the Board voted unanimously to approve (i) the Bookkeeper's Report, (ii) the bills submitted for payment, and (iii) the Investment Report.

ATTORNEY'S REPORT

The Board recognized Mr. Willis, who presented the Attorney's Report.

Upon motion duly made and seconded, the Board voted unanimously to approve the Attorney's Report.

Approval of Minutes

Proposed minutes of the meeting of the Board held May 8, 2025, previously distributed to the Board, were presented for consideration and approval.

Upon motion duly made and seconded, the Board voted unanimously to approve the minutes of May 8, 2025, as presented.

RESOLUTION REGARDING UNCLAIMED PROPERTY

Consideration was next given to a proposed Resolution Regarding Unclaimed Property.

Upon motion duly made and seconded, the Board voted unanimously to approve the Resolution Regarding Unclaimed Property. A copy of said Resolution is on file in the official records of the District.

LEGISLATIVE UPDATE

Mr. Willis then presented a Legislative update.

ENGINEER'S REPORT

The Board next reviewed the Engineer's Report, a copy of which is on file in the official records of the District.

LEVEE INSPECTION.

The levee was last inspected on May 12, 2025 and on June 3, 2025. There appears to be items encountered on the levee that could have resulted from the additional bores done by Freese and Nichols for the Levee Recertification. There were also other items encountered:

1. 1' deep hole and loose dirt with plaster.
2. Residential fence fallen into ditch.
3. 1' deep hole.
4. Mound of plaster.
- 5.. Minor erosion.
6. Broken cable fence post near highway.
7. Branch on fence.
8. Fallen Tree.
9. Fractured concrete shoreline. Erosion cavity is forming underneath gabion basket. Sod has died.
10. Erosion on bank and ponding water. Lots of trash.
11. Cracks in concrete spillway

WATER REUSE PROJECT.

Harris County has approved the first phase of water reuse project. The District will need an additional easement once the project is reactivated by the district. Contract documents are at 60%. EHRA will begin reaching out to the HOA for easement requests.

EMERGENCY BUILDING ENLARGEMENT/ TRACT D

EHRA has completed survey of the area around the existing emergency building. Design is completed. This project has been submitted for Constructability review, QAQC, and Harris County Engineers Office. EHRA has received approval from Harris County Flood Control and is waiting for approval from Harris County Engineering Department. Harris County is requiring that the pump station be platted in order to obtain full approval. The plat has been submitted to Harris County and the City of Houston. The plat is anticipated to be on the May 15, 2025, City of Houston Planning Commissioning agenda. A 20-foot wide Access Easement will be needed from the Homeowner's Association in order to have the plat recorded. The Access Easement document is being prepared. It is currently anticipated to have a fully recorded plat at the end of September. The access easement will be sent to the HOA for execution and will then be presented to the Board for execution.

LEVEE CERTIFICATION

FEMA has requested for Northgate Crossing MUD 1 to submit a Certification Package prior to the Preliminary FIRM release. The Levee at Northgate Crossing is still certified under current maps. Freese and Nichols is currently preparing the 65-10 documentation for Levee Recertification. The O&M Draft has been completed. The Levee Recertification report was submitted to FEMA on May 2, 2025. There have been no comments yet received regarding the Levee Recertification report. The report will be updated once any

comments are received. Freese and Nichols conducted the additional geotechnical bores for the Levee Recertification report.

NORTHGATE CROSSING MUD No. 2 ("NG2") WATER PLANT AND WATER WELL UPDATES

The NG2 engineer has indicated that it will take a week to finish well development before 36-hour test is started. The Ground Storage Tank (GST) is 99% complete. The control building and hydro-pneumatic tank have been erected. The contractor for the water plant is currently working on electrical duct banks, generator pad, and booster pump piping. It is anticipated that the water plant will be completed in September 2025.

Upon motion duly made and seconded, the Board voted unanimously to approve the Engineer's Report.

OPERATIONS REPORT/TERMINATION OF SERVICE

The Board next reviewed the Operations Report, a copy of which is on file in the official records of the District.

A report on the Storm Station was also presented, which report is attached to the Operations Report.

It was noted that:

- The billed to pumped ratio was 90.61%.
- There are 411 active connections in the District.
- There were no accounts finalized with a balance under \$25, and no accounts finalized with a balance greater than \$25.
- Allied Utility Construction submitted a bid in the amount of \$17,850 to repair the hydraulic leaks on the pumps at the storm station.
- Pump 2 at the lift station is being repaired.

Upon motion duly made and seconded, the Board voted unanimously to (1) approve the Operation's Report, (2) to write off the delinquent uncollectable accounts with a balance under \$25, and (3) turn over the delinquent uncollectable accounts finalized with a balance of more than twenty-five dollars, if any, for collection.

TERMINATION OF WATER SERVICE

Consideration was then given to the termination of water service to the accounts listed on the Termination List. The Board noted that there were no customers present at the meeting who wished to address the Board regarding their water bills or to protest termination of water service.

Upon motion duly made and seconded, the Board voted unanimously to terminate service to accounts listed on the Termination List.

LANDSCAPE ARCHITECT REPORT/ PARK RANGERS LEVEE MAINTENANCE REPORT

The Landscape Architect's Report was presented, a copy of which is on file in the official records of the District.

Upon motion duly made and seconded, the Board voted unanimously to approve the Landscape Architect's Report.

IT REPORT/WEBSITE/AGREEMENT COMMUNICATION SYSTEM

No IT update was presented.

INCLEMENT WEATHER POLICY

No action was taken in connection with the Inclement Weather Policy.

FLOCK CAMERAS

Installation of the Flock Camera System is in progress.

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

PASSED, APPROVED and ADOPTED this

July 10, 2025


Secretary, Board of Directors