

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

May 8, 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 May 8, 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; 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; Michael Murr with Murr Incorporated, Landscape Architect for the District; Chris Linn with Myrtle Cruz, Inc. ("MCI"), Bookkeeper for the District; Chad Buckley with Inframark, Operator for the District; Luis Sanabria with Edminster Henshaw Russ & Associates ("EH"), Engineer for the District; and Maria Salinas Parker 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 received a request to consider lights for the park

PEACE OFFICER'S REPORT

There was no 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 April 10, 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 April 10, 2025, as presented.

The Board noted that there was no quorum for the meeting on April 30, 2025.

RESOLUTION REGARDING ANNUAL REVIEW OF EMERGENCY PREPAREDNESS

Consideration was next given to a proposed Resolution Regarding Annual Review of Emergency Preparedness.

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

CONSUMER CONFIDENCE REPORT

Consideration was then given to the Consumer Confidence Report.

Upon motion duly made and seconded, the Board voted unanimously to approve the Consumer Confidence Report, a copy of which is on file in the official records of the District.

LEGISLATIVE UPDATE

There was no Legislative update.

ARBITRAGE ENGAGEMENT LETTER

Consideration was then given to a proposed Arbitrage Engagement Letter with Arbitrage Compliance Specialists to perform arbitrage compliance analysis on the District's Bonds.

Upon motion duly made and seconded, the Board voted unanimously to approve the Arbitrage Engagement Letter, a copy of which is on file in the official records of the District.

ENGINEER'S REPORT

The Board recognized Mr. Sanabria, who presented the Engineer's Report, a copy of which is on file in the official records of the District.

Levee. There was no levee inspection due to the wet weather conditions.

Water Reuse Project. EHRA received approval from Harris County for the first phase of water reuse project. The District will need an additional easement for this project. Design is at 60%. EHRA will begin reaching out to the Homeowner Association for the necessary easements. It will be necessary to change from a 4-inch pipe to a 10-inch pipe.

Storm Station Building Enlargement. EHRA has completed the survey of the area around the Storm Pump Station. Harris County is requiring that the pump station be platted in order to obtain full approval. The plat has been submitted to Harris County..

Recertification of Levee. FEMA has requested that the District submit a Recertification Package prior to the Preliminary FIRM release. The Levee is still certified under current maps. Freese and Nichols has filed the Levee Recertification Application with the Consultant for FEMA,

Water Plant 3 / Wastewater Plant Expansion

The following bids were approved by Northgate Crossing MUD No. 2:

Water Well	Alsay, Inc.	\$2,341,550.00	\$1,030,282.00 (District share)
Water Plant	Lecon, Inc.	\$4,378,180.09	\$1,926,400.00 (District share)

Upon motion duly made and seconded, the Board voted unanimously to approve the Engineer's Report, and to authorize all necessary action and documents in connection with the application for the Levee Recertification.

OPERATIONS REPORT/TERMINATION OF SERVICE

The Board next recognized Mr. Buckley, who submitted to and reviewed with the Board the Operations

Report, a copy of which is on file in the official records of the District.

Mr. Buckley also presented a report on the Storm Station, which report is attached to the Operations Report.

Mr. Buckley reported as noted below.

- 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, (3) turn over the delinquent uncollectable accounts finalized with a balance of more than twenty-five dollars, if any, for collection, and (4) accept the bid from Allied Utility Construction.

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. Mr. Murr reported as follows.

1. The splash pad is open.
2. Fertilization of the medians will begin this month.
3. The cost to repaint the bridge is estimated at \$18,200.00.
4. Plants on the median endcaps are being replaced.
5. Overseeding of the Levee is complete.

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

IT REPORT/WEBSITE/AGREEMENT COMMUNICATION SYSTEM

An 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.

PROPOSAL FROM GAUGE ENGINEERING

Consideration was then give to the proposal from Gauge Engineering relating to the Levee Recertification and Inclement Weather Policy

Upon motion duly made and seconded, the Board voted unanimously to approve the proposal from Gauge Engineering, a copy of which is on file in the official records of the District.

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

PASSED, APPROVED and ADOPTED this June 12, 2025.


Secretary, Board of Directors