

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

August 14, 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 August 14, 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 Holman and Boeckelman, thus constituting a quorum.

Also attending the meeting were Collin Reddy with Freese & Nichols; Lieutenant Brent Ballard with Harris County Precinct 4 Constable's Office; Jeremy Roach and Wouter Blakloorn with Apollo IT Consulting, IT Consultant to the District; Michael Murr with Murr Incorporated, Landscape Architect for the District; Chad Buckley with Inframark, Operator for the District; Luis Sanabria with Edminster Henshaw Russ & Associates ("EH"), Engineer for the District; Angela Helfrich and Patti Mace residents of the District; 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 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 noted that there were no members the public present at the meeting who wished to address the Board.

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.

CONSTABLE CONTRACT

Consideration was next given to a proposed Interlocal Contract with Harris County for three Constable Deputies.

Upon motion duly made and seconded, the Board voted unanimously to approve the Interlocal Contract with Harris County for three Constable Deputies. A copy of said contract is on file in the official records of the District.

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 99.576 % 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 July 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 July 10, 2025, as presented.

LEGISLATIVE UPDATE

Mr. Willis then presented a Legislative update.

CHASE MERCHANT AGREEMENT

The Board noted that the Merchant Agreement with Chase Bank was approved at the meeting on July 10, 2025.

RESIDENTIAL SOLID WASTE COLLECTION CONTRACT

The Board noted that the Residential Solid Waste Collection Contract with Texas Pride Disposal Solutions LLC was approved at the meeting on July 10, 2025.

ANNUAL REVIEW OF INVESTMENT POLICY

At this time, the Board conducted its annual review of the Investment Policy.

Upon motion duly made and seconded, the Board voted unanimously to approve the Resolution Regarding Annual Review of Investment Policy, a copy of which Resolution is on file in the official District's records.

2025 TAX LEVY AND CALL PUBLIC HEARNG

The 2025 tax levy discussion was deferred.

ENGINEER'S REPORT

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

LEVEE INSPECTION. The Levee was inspected on August 5, 2025. Repair to area of the additional bores has been addressed ..

WATER REUSE PROJECT. The Engineer for Northgate Crossing MUD No. 2("NG2") has received approval from Harris County for the first phase of water reuse project. The District will need an additional easement once the project is reactivated. Contract documents are at 60%. EHRA will begin reaching out to the Northwood Pines HOA for the necessary easement.

EMERGENCY BUILDING ENLARGEMENT/ TRACT D. EHRA has completed the survey of the area around the Storm Station building. Design is complete. EHRA has received approval from Harris County Flood Control and is waiting for approval from the Harris County Engineering Department. Harris County requires 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. EHRA received minor comments from Harris County and the City of Houston, which have been addressed. The HOA has granted to the District a 20-feet wide access easement. This easement is required for recording of the plat. The plans were resubmitted to Harris County and have been approved. Plans are ready to be advertised for construction. The Board deferred authorizing the advertisement of bids for the Emergency Building Enlargement pending notification to NG2.

RECERTIFICATION OF LEVEE. FEMA has provided comments to the District on the draft Levee Recertification Application. Freese and Nichols, Guage, and EHRA met with FEMA reviewers to discuss the comments on August 13, 2025. Freese and Nichols is addressing the comments and revising the Levee

Recertification Application. EHRA is providing additional survey information needed to address FEMA comments. Freese and Nichols will provide for review the final Levee Certification Application on August 27, 2025, inclusive of the responses to FEMA's comments.

NG2 Water Plant and Water Well Updates. The NG2 engineer mentioned that the water well is currently being developed and will take a week to finish well development before 36-hour test is started. Related to the water plant construction, 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 still anticipated for the water plant will be completed in September 2025.

STORMWATER PUMP STATION AND INTERNAL DRAINAGE EVALUATION. EHRA has conducted site visits to evaluate and provide a condition assessment to areas of question around the interior drainage structures and the stormwater pump station. EHRA will provide an assessment report that will incorporate recommendations for repair and estimated costs. EHRA will provide said report at the end of hurricane season.

Upon motion duly made and seconded, the Board voted unanimously to approve (1) the Engineer's Report, (2) the final Levee Certification Application subject to review and comment by the Board and consultants (3) the Amended Compliance Resolution, and (4) Murr's proposal to repair and maintain additional portions of the Levee noted in 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 85.94%.
- 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.
- The power washer for the Storm Station was purchased.
- Once again, the water meter at the Tribute Apartments is not registered accurately. The meter readings were low. Infrmark submitted a proposal from Accurate Meter to repair the meter at a cost of \$3,250.00.
- The lift station at the Storm Station was repaired.
- Infrmark will contact the manufacturer of the siren installed on the Levee, to test the siren and perform any required maintenance.

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 proposal from Accurate Meter to repair the aforementioned meter.

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.

LANDCAPE 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 that the splash pad is running well, the bridge is in good condition, median planting is complete, and the fountain is operating. A proposal will be presented at the September meeting for obtaining trees from Trees of Houston.

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

PARK LIGHTS/PLAYGROUND EQUIPMENT

The Northwood Pine Homeowner's Association ("HOA") is requesting that the District participate in the cost to install lights at the Park. The HOA solicited two bids. The Board agreed to consider participating up to fifty percent of the cost subject to the HOA (1) providing Murr with the light specifications to obtain an additional bid and (2) the HOA providing the District with a copy of its current budget. The District has received the current budget, but the plans for lights have not been provided to Mr. Murr.

The HOA is requesting District participation to significantly upgrade the HOA playground. The HOA has applied for a GameTime grant that offers up to 100% matching funds for new play systems over \$75,000. The grant covers equipment only and specifically excludes removal of any existing equipment, shipping, installation, and other related costs. The HOA has budgeted \$45,000 for the project. The deadline to select and pay for the equipment is October 31, 2025. Additionally, shipment must be received by December 31, 2025, subject to transportation availability. Currently, the turn-around times for the play structures are 7-8 weeks. The Board agreed to consider this matter upon the HOA providing additional information relating to the estimated total cost of the project.

IT REPORT/WEBSITE/AGREEMENT COMMUNICATION SYSTEM

Mr. Roach then presented the IT Report.

INCLEMENT WEATHER POLICY

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

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

PASSED, APPROVED and ADOPTED this September 11, 2013.


Secretary, Board of Directors