

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

**November 13, 2025**

<b>THE STATE OF TEXAS</b>	§
<b>COUNTY OF HARRIS</b>	§
<b>NORTHGATE CROSSING MUNICIPAL UTILITY DISTRICT NO. 1</b>	§

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 November 13, 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 Director Boeckelman, thus constituting a quorum.

Also attending the meeting were Michael Murr with Murr Incorporated, Landscape Architect for the District; Ashleigh Musselman with the Law Office of Ashleigh Musselman, PLLC; Seargent Walker and Captain Medina with Harris County Precinct 4 Constable's Office; Jeremy Roach with Apollo IT Consulting, IT Consultant to the District; Chad Buckley with Inframark, Operator for the District; Luis Sanabria and Raul Garcia with Edminster Henshaw Russ & Associates ("EH"), Engineer for the District; Angela Helfrich, and Pattis Mace residents of the District; Bill Blitch with Blitch Associates, Inc. ("BAI") and Bob Leared Interests ("BLI"), Financial Advisor and Tax Assessor/Collector, respectively to the District; and Maria Salinas Parker 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 of the public present at the meeting wished to address the Board at the time.

**PEACE OFFICER'S REPORT**

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

The Board recognized Captain Medina, who discussed with the Board changes to the constable

contract considering the recent pay upgrade for constables and Sheriff deputies. He added that Harris County Precinct 4 is working with Harris County to minimize the impact on water district contracts. He stated that a townhall meeting will be held in the spring for water districts regarding this matter.

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

#### **LANDCAPE ARCHITECT REPORT/ PARK RANGERS LEVEE MAINTENANCE REPORT**

The Board recognized Mr. Murr, who presented the Landscape Architect's Report, a copy of which is on file in the official records of the District, a copy of which is on file in the official records of the District. Mr. Murr reported that (1) the splash pad is closed until Spring, (2) that the fountain in the lake needs to be repaired,(3) a dead pine tree in the median will be removed, and (4) approximately two dozen trees from the Trees of Houston will be planted.

Upon motion duly made and seconded, the Board voted unanimously to approve the Landscape Architect'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 99.684 % of the 2024 taxes have been collected. The Board agreed that an aerial photograph of the District as of January 1, 2026, is not necessary.

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 Ms. Parker, 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 meetings of the Board held September 29, 2025, and October 9, 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 September 29, 2025, and October 9, 2025, as presented.

## **LEGISLATIVE UPDATE**

The Attorneys then presented a Legislative update.

## **RESOLUTION REGARDING ANNUAL REVIEW OF COVERED APPLICATIONS**

The Board recognized Ms. Parker, who reminded the Board that Texas Government Code Section 620.003 requires political subdivisions of the State of Texas (the “State”) adopt a policy prohibiting the installation or use of a covered application on any device owned or leased by the governmental entity and requiring the removal of covered applications from those devices. A Covered Application includes (1) the social media service TikTok or any successor application or service developed or provided by ByteDance Limited, or an entity owned by ByteDance Limited; and (2) a social media application or service specified by proclamation of the governor under Government Code Section 620.005. Ms. Parker added that the District is required to update the covered applications annually.

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

## **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 November 4, 2025. Items 1 through 7 on the Inspection Report are being addressed.

Repair to area of the additional bores has been addressed. A dead tree was noted behind the water plant adjacent to the Levee

**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 the Harris County Engineering Department. The plat has been signed by the District and NG2. The plat has been resubmitted for final approval and recordation. The HOA has granted to the District a 20-feet wide access easement. Plans were resubmitted to Harris County and have been approved. Plans are ready to be advertised for construction. Relocation of the existing Storm Station Building is pending. The estimated cost for the new building and removal of the current building is \$545,000.

**RECERTIFICATION OF LEVEE.** The final Levee Certification Application was filed with FEMA.

**NG2 Water Plant and Water Well Updates.** The NG2 engineer mentioned that the water plant is 90% complete.

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

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 85.92%.
- There are 416 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.
- Federal Signal Commander submitted a proposal in the amount of \$10,400 to test the siren, conduct a training session and perform routine maintenance. This project is pending.
- Pier Point Apartments will be notified of the payment in lieu of taxes.

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**

Mr. Buckley reported that Inframark changed its electronic payment system and customers have been having an issue with the new system. As a result many customers paid late and or have not yet paid. A notice of the issue will be posted on the website. He suggested that the Board waive all late fees and defer terminations.

Upon motion duly made and seconded, the Board voted unanimously to defer termination of water service.

### **PARK PLAYGROUND EQUIPMENT**

The Northwood Pine Homeowner's Association ("HOA") is proceeding with upgrading the HOA playground (the "Project"). The HOA has applied for a Game Time 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.

At the meeting on September 29, 2025, the Board agreed to contribute \$41,000 to the HOA for the Project and half of the annual maintenance cost up to \$2,500. The Board clarified that that the \$41,000 can be used for maintenance and park improvements, and that it is understood that the HOA will handle the Project and all matters related thereto.

It was noted that at the meeting on October 9, 2025, the Board approved a letter agreement for the \$41,000 payment to the HOA and the proposed Amendment to the Agreement with the HOA.

#### **ENGAGEMENT OF AUDITOR**

The Engagement of Auditor was deferred.

#### **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.

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

PASSED, APPROVED and ADOPTED this December 11, 2005.



J. M.

Secretary, Board of Directors