

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

October 9, 2025

THE STATE OF TEXAS

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COUNTY OF HARRIS

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NORTHGATE CROSSING MUNICIPAL UTILITY DISTRICT NO. 1

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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 October 9, 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 Martinez and 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; Lieutenant Brent Ballard 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 with Edminster Henshaw Russ & Associates ("EH"), Engineer for the District; Angela Helfrich resident 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; 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.

PUBLIC HEARING ON PROPOSED 2025 TAX RATE

The Board opened the meeting to a public hearing on the proposed 2025 tax rate, asking members of the public if they wished to comment on the proposed tax rate. Noting there were no comments, the public hearing was adjourned.

ORDER SETTING TAX RATE AND LEVYING TAX FOR 2025

Consideration was next given to a proposed Order Setting Tax Rate and Levying Tax for 2025. Having conducted the public hearing as required by law and publishing notice thereof, the Board deemed it appropriate to proceed with setting the 2025 tax rate.

Upon motion duly made and seconded, the Board voted unanimously to (1) set and levy a debt service tax of \$0.450 per \$100 assessed valuation and a maintenance and operation tax of \$0.546 per \$100 assessed valuation, for a total tax rate of \$0.996 per \$100 assessed valuation; and (2) adopt the Order Setting Tax Rate for 2024, a copy of which is on file in the Official Records of the District.

AMENDED NOTICE TO SELLERS AND PURCHASERS

Consideration was given to the proposed Amended Notice to Sellers and Purchasers, which Notice sets forth the 2025 tax rate.

Upon motion duly made and seconded, the Board voted unanimously to approve the Amended Notice to Sellers and Purchasers, a copy of which is on file in the Official Records of the District.

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.

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 was repaired, (2) a dead pine tree in the median will be removed, and (3) 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 99.592 % 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 September 11, 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 11, 2025, as presented.

LEGISLATIVE UPDATE

The Attorneys then presented a Legislative update.

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 October 7, 2025. 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 80% 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 83.98%.
- 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.
- Repainting the floor and wall in the control room as well as adding a drainage channel around the control room of the storm station is complete.
- 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, (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 Federal Signal Commander.

TERMINATION OF WATER SERVICE

The Board deferred action on 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.

Upon motion duly made and seconded the Board voted unanimously to approve a letter agreement for the \$41,000 payment to the HOA and the proposed Amendment to the Agreement with the HOA.

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 November 13, 2025.



Secretary, Board of Directors