

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

January 8, 2026

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 January 8, 2026, 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 Jeremy Roach (via ZOOM) and Wouter Blakborn with Apollo IT Consulting, IT Consultant to the District; Trevor Shuman with Today's Integration, Inc.; Chris Linn with Myrtle Cruz, Inc. ("MCI"), Bookkeeper for the District; Michael Murr with Murr Incorporated, Landscape Architect for the District; Officer Ballard with Harris County Precinct 4 Constable's Office; Chad Buckley with Inframark, Operator for the District; Raul Garcia with Edminster Henshaw Russ & Associates ("EH"), Engineer for the District; Janette Martinez resident of the District; Bill Blich with Blich Associates, Inc. ("BAI") and Bob Leared Interests ("BLI"), Financial Advisor and Tax Assessor/Collector, respectively to the District; and Michael R. Willis 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 Lieutenant 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. Mr. Murr reported that (1) twenty-four (24) trees received from Tress of Houston will be planted this month, (2) several lights are out due to vandalism, (3) the fountain in the lake has been repaired, (4) irrigation leaks along Springwoods Village Parkway will be repaired, and (4) a sinkhole near the Storm Station will be repaired.

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 34.853 % of the 2025 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 December 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 December 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 January 6, 2026. A status report is attached to the Engineer's Report.

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. EHRA will begin reaching out to the Northwood Pines HOA for the necessary easement. NG2 has requested irrigation data from the District.

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-foot 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 Sation 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, and a response from FEMA is expected soon.

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.

Risk and Resilience Assessment ("RRA") and Emergency Response Plan ("ERP"). The Environmental Protection Agency ("EPA") requires a review of RRA and ERP every five (5) years. Based on the District's population the RRA is due to be certified by June 30, 2026, and the ERP deadline is December 30, 2026. EHRA will begin a review of the District's water plants and complete the RRA and ERP by the required deadlines.

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 88.95%.
- There are 410 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.
- Pier Point Apartments has been notified of the payment in lieu of taxes.
- the floats at the low level lockout pump at the Storm Station were repaired.
- the Scada system was 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 authorize termination of water service to the accounts listed on the Termination List.

OPERATIONS RATE INCREASE

Mr. Buckley presented to the Board a proposal for an increase in operation fees, a copy of which is on file in the official records of the District. He added that the increase is pursuant to Inframark's contract with the District which provides for an annual CPI increase.

Upon motion duly made and seconded, the Board voted unanimously to approve the increase in operation fees.

IT REPORT/WEBSITE/AGREEMENT COMMUNICATION SYSTEM

Mr. Roach presented the IT Report.

Upon motion duly made and seconded the Board voted unanimously to approve the IT Report.

INCLEMENT WEATHER POLICY

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

CLOSED SESSION

Upon motion duly made and seconded, the Board voted unanimously to convene in closed session at 7:21 p.m. to discuss security devices.

OPEN SESSION

Upon motion duly made and seconded, the Board voted unanimously to reconvene in open session at 8:09.

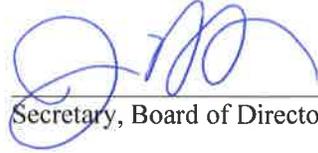
SECURITY DEVICES

Upon motion duly made and seconded, the Board voted unanimously to authorize Today's Integration to proceed with the security devices for the Storm Station as discussed in closed session.

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

PASSED, APPROVED and ADOPTED this February 13, 2026


Secretary, Board of Directors