

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

March 12, 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 March 12, 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 Directors Williams and Boeckelman, thus constituting a quorum.

Also attending the meeting were Steve Fitzgerald with Gauge Engineering; Jeremy Roach (via Zoom) and Wouter Blakborn with Apollo IT Consulting, IT Consultant to the District; 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; Luis Sanabria and Raul Garcia with Edminster Henshaw Russ & Associates ("EH"), Engineer for the District; Angela Hlefrich resident 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 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 who 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) the trees received from Trees of Houston have been planted, (2) minor repairs were made on the streets, (3) the lake fountain is operating, (4) irrigation has been turned on, (5) the sinkhole at the edge of the outfall was sodded, and (6) the splashpad will open on April 1.

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 97.833 % 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.

AMENDED AND RESTATED BOOKKEEPING CONTRACT

Consideration was then given to a proposed Amended and Restated Bookkeeping Contract with MCI.

Upon motion duly made and seconded, the Board voted unanimously to approve the Amended and Restated Bookkeeping Contract with MCI, subject to Attorney review. A copy of said contract is on file in the official records of the District.

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 February 12, 2026, 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 February 12, 2026, as presented.

RESOLUTION REGARDING ANNUAL REVIEW OF COVERED APPLICATIONS

Consideration was then given to a proposed Resolution Regarding Annual Review of Covered Applications.

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.

ORDER DECLARING UNOPPOSED CANDIDATE ELECTED TO OFFICE

Consideration was then given to a proposed Order Declaring Unopposed Candidates Elected to Office. Ms. Parker advised the Board that only three applications were received for the three positions for the May 2, 2026, Directors Election. Ms. Parker stated that the law allows the Board to declare the unopposed candidates elected to office.

Upon motion duly made and seconded, the Board voted unanimously to adopt the Order Declaring Unopposed Candidates Elected to Office, thereby declaring Directors Williams, Martinez and Holman re-elected to the Board for a four-year term commencing on May 2, 2026. A copy of said Order is on file in the official records of the District.

PROPOSAL TO RENEW INSURANCE

Consideration was then given to a proposal to renew the District's insurance.

Upon motion duly made and seconded, the Board voted unanimously to accept the proposal submitted by Gallagher Insurance to renew the District's insurance coverage. A copy of said proposal is on file in the official records of the District.

ARBITRAGE REPORT

Consideration was then given to the Arbitrage Report.

Upon motion duly made and seconded, the Board voted unanimously to approve the Arbitrage Report, and to authorize the interim yield calculation. A copy of the Arbitrage Report 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 March 3, 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 and is in the process of finalizing construction of phase one. 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 Station Building is pending. The estimated cost for the new building and removal of the current building is \$545,000. Director Williams, Mr. Sanabria and Mr. Willis conducted a conference call with the President, Engineer and Attorney for Northgate Crossing MUD No. 2 (“NG2”) to discuss this project. Director Williams will attend a NG2 meeting to address this project with the NG2 Board of Directors.

Recertification of Levee. The final Levee Certification Application was filed with FEMA, and approval from FEMA is expected soon.

NG2 Water Plant and Water Well Updates. The NG2 engineer reported 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.

Storm Station Spillway Channel: A site inspection was conducted on January 7th with a contractor at the spillway channel. A proposal to make the repairs was provided, at an estimated cost of \$48,100. No action was taken on this matter

Lake Outfall Channel: EHRA identified the erosion issues and deficiencies of the existing gabion baskets located in the outfall channel northwest of the lake. EHRA provided a proposal for landscaping improvements and erosion control additions at an estimated construction cost of \$352,400. No action was taken on the proposal.

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 has completed the RRA and ERP.

Capital Improvements Plan (“CIP”). A CIP will be presented at the next meeting.

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 86.90%.
- There are 409 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.

Mr. Buckley stated that Federal Signal has not been following through with maintenance of the siren. The Board agreed that the Attorney should contact Federal Signal.

Mr. Buckley reported that there is a large sink hole at the pond on Slate Valley. Allied Utility Construction submitted a bid of \$65,000.00 to repair the sinkhole.

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 Allied Utility Construction to repair the sinkhole.

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.

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.

SECURITY DEVICES

There was no report on the security devices for the Storm Station.

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

PASSED, APPROVED and ADOPTED this April 29, 2026.



Secretary, Board of Directors