

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

April 29, 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 special session, open to the public, on April 29, 2026, at the Storm Pump Sation, 710 Creek Knoll, Spring, Texas, a designated meeting place of the Board of Directors inside 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 Mark Eyring with Mark C. Eyring, PLLC, auditor for the District; Steve Fitzgerald with Gauge Engineering; 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; 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 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.

LANDSCAPE 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 the lake fountain is not in operation. He is waiting for CenterPoint to turn off the electrical power so the repairs can be made.

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 98.8 % 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

Mr. Blich presented a Cash Flow Analysis in connection with issuing bonds in 2027 and 2028 to fund projects in the Capital Improvements Plan. A copy of the Cash Flow Analysis is on file in the official records of the District. The Board took no action on this matter.

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 March 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 March

12, 2026, as presented.

RESOLUTION REGARDING ANNUAL REVIEW OF IDENTITY THEFT POLICY

Consideration was then given to a proposed Resolution Regarding Annual Review of Identity Theft Policy.

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

ARBITRAGE REPORT

There was no Arbitrage Report.

ORDER AMENDING AND RESTATING RECORDS MANAGEMENT POLICY

Consideration was then given to a proposed Order Amending and Restating Records Management Policy.

Upon motion duly made and seconded, the Board voted unanimously to approve the Order Amending and Restating Records Management Policy, a copy of which is on file in the official records of the District.

CYBER SECURITY AND AI TRAINING

Mr. Willis presented and reviewed with the Board a Memorandum in connection with cyber security and AI training.

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 April 14, 2026. A status report is attached to the Engineer's Report.

Erosion Control and Improvement at Lake Outfall Channel

EHRA identified the erosion issues and deficiencies at the gabion baskets located in the outfall channel, EHRA submitted a proposal for landscaping improvements and erosion control at an estimated construction cost of \$352,400. The Board took no action on this matter.

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. Phase 1 costs are estimated at \$1,228,000 and Phase 2 costs are estimated at \$802,000.

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. 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. This project is on hold.

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 7, 2026, with a contractor at the spillway channel. A proposal to make the repairs was provided, at an estimated cost of \$48,100.

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 was presented for Board review. The CIP is attached to the Engineers’ Report. No action was taken on this matter.

Upon motion duly made and seconded, the Board voted unanimously to approve the Engineer’s Report, and to accept the proposal to repair the spillway.

OPERATIONS REPORT/CONSUMER CONFIDENCE REPORT

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 92.7696%.
- 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 is working on the siren.

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) approve the CCR.

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

There was no 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.

AUDIT FISCAL YEAR ENDED DECEMBER 31, 2025

Consideration was then given to the audit for fiscal year ended December 31, 2025.

Upon motion duly made and seconded, the Board voted unanimously to approve the audit for fiscal year ended December 31, 2025, a copy of which is on file in the official records of the District.

THE REMAINDER OF this PAGE LEFT INTENTIONALLY BLANK

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

PASSED, APPROVED and ADOPTED this June 11, 2026


Secretary, Board of Directors