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

July 9, 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 July 9, 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
Anamarie Lashomb	Assistant Secretary

All members of the Board were present except Director Holman, thus constituting a quorum.

Also attending the meeting were Lieutenant Brent Ballard with Harris County Precinct 4 Constable's Office; Angela Helfrich, residents of the District; Jeremy Roach (via Zoom) and Wouter Blakborn with Apollo IT Consulting, IT Consultant to 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; Chad Buckley with Inframark, Operator for the District; Luis Sanabria with Edminster Henshaw Russ & Associates ("EH"), Engineer for 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 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.

Upon motion duly made and seconded, the Board voted unanimously to approve (1) the Landscape Architect's Report; (2) a cost not exceed $14,000 to remove the graffiti on the bridge; (3) a cost not to exceed $2,500 for cameras on the Levee,(4) a cost not exceed $5,000 for the sealer on the areas cleared of the graffiti (5) a cost not to exceed $7,000 for the wall packs, and (6) a cost not to exceed $2,500 to clean the debris under the flap gate and the mud build up at the bottom of the sluice gates.

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 99.351 % 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.

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 June 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 June 12, 2026, as presented.

ARBITRAGE REPORT

Mr. Willis reported on the Arbitrage Report.

CYBER SECURITY AND AI TRAINING

Mr. Willis informed the Board that Directors have received their cyber security and AI training.

RESOLUTION AUTHORIZING USE OF SURPLUS FUNDS

Consideration was then given to a proposed Resolution Authorizing Use of Surplus Funds.

Upon motion duly made and seconded, the Board voted unanimously to approve the Resolution Authorizing Use of Surplus Funds, a copy of which is on file in the official records of the District.

RESOLUTION AUTHORIZING CHANGE IN PROJECT PLAN AND SCOPE

Consideration was then given to a proposed Resolution Authorizing Change in Project Plan and Scope.

Upon motion duly made and seconded, the Board voted unanimously to approve the Resolution Authorizing Change in Project Plan and Scope, a copy of which is on file in the official records of the District.

RESOLUTION AUTHORIZING RESIMBURSEMENT TO OPERATING ACCOUNT

Consideration was then given to a proposed Resolution Authorizing Reimbursement to Operating Account.

Upon motion duly made and seconded, the Board voted unanimously to approve the Resolution Authorizing Reimbursement to Operating Account, 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 July 7, 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. 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-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 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 District received notice from FEMA approving the Levee Certification Application.

NG2 Water Plant and Water Well Updates. The NG2 engineer reported that the water plant is substantially complete.

Storm Station Spillway Channel: A site inspection was conducted on January 7, 2026, with a contractor at the spillway channel. At the April meeting the Board approved the proposal to make the repairs at an estimated cost of $48,100. The construction plans are in progress.

Erosion Control and Improvements at Lake Outfall Channel. EHRA has identified the erosion issues and deficiencies of the existing gabion baskets located in the outfall channel. EHRA estimates a cost of $352,400 for repairs. The CIP provides for repairs to be undertaken in 2028.

Capital Improvements Plan ("CIP"). A CIP was presented for Board review. The CIP is attached to the Engineers' Report. and includes the NG2 joint projects as well as park projects. No action was taken on this matter.

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

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 103.86%.
- There are 413 mactive 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 completed work 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) waive the penalty on the Pier Point Apartments, if requested by the Apartments.

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.

SECUIRTY 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 August 13, 2026.

Secretary, Board of Directors