

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 94
Minutes of Meeting of Board of Directors
October 7, 2025

The Board of Directors (the "Board") of Montgomery County Municipal Utility District No. 94 (the "District") met in regular session, open to the public on October 7, 2025, in accordance with the duly posted notice of meeting, and the roll was called of the duly constituted members of said Board, as follows:

Jerry Rueschhoff, President
Roger Olsen, Vice President
Ray Waymel, Secretary
Michael Pachuiolo, Assistant Secretary
JT Dibble, Assistant Secretary

all of whom were present with the exception of Director Waymel, thus constituting a quorum.

Also attending the meeting were Creston Minter of H2O Innovation Operation and Maintenance, LLC ("H2O"); Jorge Diaz of McLennan & Associates, LP ("McLennan"); Barbara Nussa of Republic Services, Inc. ("Republic"); Melanie Garrett of Assessments of the Southwest, Inc. ("ASW"); Erik Scott of Storm Water Solutions L.P. ("SWS"); Danae Dehoyos of Touchstone District Services, LLC ("Touchstone"); Sergeant Joshua Orr and Lieutenant Ronald Glaze of the Montgomery County Constable's Office ("MCCO"); Jeffrey Bishop and Grady Turner of Quiddity Engineering, LLC ("Quiddity"); and Spencer Creed and Kris Eddlemon of Schwartz, Page & Harding, L.L.P. ("SPH").

The President called the meeting to order and declared it open for such business as might regularly come before the Board.

PUBLIC COMMENTS

The Board considered comments from the public. There were no comments from the public at this time.

TOUCHSTONE DISTRICT SERVICES

The Board next discussed the status of the District's website. In that regard, Ms. Dehoyos presented and reviewed a Communications Meeting Report prepared by Touchstone, a copy of which is attached hereto as **Exhibit A**. Discussions ensued regarding inquiries received via the website since the September meeting, ways to increase website traffic, and posting of crime statistics on the website. No action was taken by the Board at this time.

Lieutenant Glaze advised he would prepare a sample "summary overview" of the monthly report statistics for the Board's review and potential posting on the website.

Ms. Dehoyos exited the meeting at this time.

REPORT FROM THE MONTGOMERY COUNTY CONSTABLE'S OFFICE REGARDING SECURITY

Sergeant Orr next presented and reviewed a security report provided by the MCCO for the month of September 2025, a copy of which report is attached hereto as **Exhibit B**. He advised that MCCO is still looking into proposed locations for the installation of license plate readers by Flock Safety ("Flock"), as well as the costs associated with same. Following discussion, the Board concurred to hold a special meeting within the District to consider a proposal from Flock on Wednesday, January 21, 2026, at 9:00 a.m.

Sergeant Orr and Lieutenant Glaze exited the meeting at this time.

MINUTES OF MEETING(S)

The Board next considered approval of the minutes of the Board meeting held September 2, 2025. After discussion, it was moved by Director Olsen that the minutes of the Board meeting held September 2, 2025 be approved, as written. Director Pachulo seconded the motion, which unanimously carried.

BOOKKEEPER'S REPORT

Mr. Diaz next presented and reviewed a written Bookkeeper's Report dated October 7, 2025, including the District's Investment Report for the month of August 2025, copies of which are attached hereto as **Exhibit C**. Following discussion, it was moved by Director Olsen that the Board (i) approve the Bookkeeper's Report and Investment Report, and (ii) authorize the District's Investment Officer to execute the Investment Report on behalf of the Board and the District. Director Dibble seconded the motion, which carried unanimously.

STATUS OF COMPLIANCE BY THE DISTRICT WITH TEXAS GOVERNMENT CODE, CHAPTER 2265

The Board next considered the status of compliance by the District with Texas Government Code, Chapter 2265, relative to energy reporting requirements. Mr. Creed advised that pursuant to the energy efficiency and reporting requirements set forth in said Code, the District must report its annual electricity usage and cost and make said report accessible to the public. It was noted that a copy of such information is included as part of **Exhibit C**, and that no further action is required at this time.

ELECTRICITY CONTRACT AND INVOICES FOR STREET LIGHTING COSTS

A discussion ensued regarding the District's electricity contract, and why its electricity costs have not decreased more significantly since the covered street lights were converted to LED lighting. Mr. Creed noted that he had provided some background information on this issue to Director Rueschhoff for review and that it appears the CenterPoint tariff rate for monthly pole

charges has increased since the conversion, which has decreased the anticipated savings. No action was taken by the Board at this time.

ORDER ESTABLISHING POLICY FOR INVESTMENT OF DISTRICT FUNDS AND APPOINTING INVESTMENT OFFICER

The Board considered the annual review of its Order Establishing Policy for Investment of District Funds and Appointing Investment Officer ("Investment Policy"), and the adoption of a Resolution in connection therewith. Mr. Creed presented to and reviewed with the Board a memorandum prepared by SPH summarizing the proposed changes to the Investment Policy, a copy of which is attached hereto as **Exhibit D**. He presented for the Board's adoption a Resolution Regarding Review of Order Establishing Policy for Investment of District Funds and Appointing Investment Officer ("Resolution"). After discussion on the matter, Director Dibble moved that the revised Investment Policy and Resolution attached hereto as **Exhibit E** be adopted to reflect the proposed changes as noted therein, that the President and Assistant Secretary be authorized to execute same. Director Olsen seconded said motion, which unanimously carried.

REPUBLIC SERVICES, INC.

Ms. Nussa addressed the Board on behalf of Republic and presented a verbal report and general update regarding the District's garbage and recycling collections. No action was taken by the Board at this time.

STORMWATER MANAGEMENT PROGRAM AND DRAINAGE FACILITIES REPORT

Mr. Scott presented and reviewed a Drainage Facilities Report provided by SWS, a copy of which is attached hereto as **Exhibit F**. No action was taken by the Board at this time.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. Garrett then presented and reviewed the Tax Assessor/Collector's Report for the month of September 2025, including a delinquent account listing as of October 1, 2025, copies of which are attached hereto as **Exhibit G**. After discussion, it was moved by Director Rueschhoff that the Tax Assessor/Collector's Report be approved and the disbursements identified therein be approved for payment. Director Olsen seconded the motion, which carried unanimously.

DELINQUENT TAX REPORT

In connection with the District's delinquent tax collections, Mr. Creed reminded the Board that the District's delinquent tax attorneys, Perdue, Brandon, Fielder, Collins & Mott, L.L.P., provide written reports on a quarterly basis, and advised that no report was received for today's meeting.

OPERATIONS REPORT

The Board next considered the Operations Report. Mr. Minter presented a written report prepared by H2O, a copy of which is attached hereto as **Exhibit H**, and reviewed same with the

Board. A discussion ensued regarding the status of the unauthorized residential drainage encroachment along Shauna Lane. Mr. Minter advised that the resident received the letter provided by SPH and attempted to call H2O today, and that he will return the call following today's meeting.

Director Olsen next provided the Board with an update concerning the District's Emergency Response Plan ("ERP"). In that regard, he advised that the flow chart related to actions to be taken during implementation of the ERP is complete and has been provided to the Board and SPH.

Ms. Garrett exited the meeting at this time.

ENGINEER'S REPORT

Mr. Bishop next presented to the Board a written Engineer's Report, dated October 2, 2025, a copy of which report is attached hereto as **Exhibit I**, relative to the status of various projects within the District. He addressed the Board regarding the potential for an additional expansion and/or re-rating of the Joint Wastewater Treatment Plant (the "WWTP") with Montgomery County Municipal Utility District No. 119 ("No. 119") in order to treat an additional 250,000 gallons of sewage flow from the District, and the collection of additional data concerning the re-rating analysis for the WWTP. Following discussion, Director Rueschhoff moved that Quiddity be authorized to (i) finalize the application for re-rating of the WWTP to be filed with the Texas Commission on Environmental Quality, (ii) conduct a temporary trial run of sending the additional flow from the District to No. 119, and (iii) send a letter to No. 119 formally requesting authorization for the District to temporarily send such additional flow to the WWTP. Director Dibble seconded the motion, which unanimously carried.

STATUS OF CONSTRUCTION OF NEW CONCRETE WASTEWATER TREATMENT PLANT

The Board noted that the status of construction of the new concrete Wastewater Treatment Plant by No. 119, on behalf of itself and the District, was covered under the Engineer's Report.

SPRING TRAILS COMMUNITY ASSOCIATION, INC. ("ASSOCIATION") CONSTRUCTION PROJECTS WITHIN DISTRICT PROPERTY; ASSOCIATION AND/OR RESIDENT COMMUNICATIONS

The Board next considered the approval and/or status of any Association related construction or maintenance projects within District property and resident communications concerning maintenance. A discussion ensued regarding amendment of the District's tree maintenance policy and posting of the policy, along with a summary of the policy, on the District's website. Mr. Creed reviewed certain proposed revisions to the policy with the Board. Following discussion, the Board concurred to incorporate the proposed revisions into the policy, authorize SPH to prepare a summary of the policy, and have both posted on the website.

Mr. Scott and Mr. Turner exited the meeting at this time.

The Board next considered the status of the Master Stand-By Services Agreement (the "Agreement") between the District and Trees By Frank ("TBF"). Following discussion, the Board concurred that a conference call be scheduled between Director Olsen, SPH, and TBF to discuss the procedures to be followed under the Agreement.

Mr. Creed advised the Board of recent email correspondence received through the website indicating the Association has been providing inaccurate information to residents about the District's tree maintenance. The Board concurred that a Director will contact the Association about this matter.

WORKSHOPS AND/OR PROFESSIONAL DEVELOPMENT PROGRAM

A discussion ensued regarding the District's Professional Development Program workshops. Following discussion, the Board concurred that a budget and bookkeeping workshop be scheduled for some time in November.

SAN JACINTO RIVER AUTHORITY ("SJRA"); RATE ORDER

The Board next discussed amendment of the District's Rate Order, including potential adjustment based on a reduction in the groundwater pumpage fee charged by the San Jacinto River Authority ("SJRA"). Mr. Creed advised that the District is in receipt of correspondence from the SJRA, a copy of which is attached hereto as **Exhibit J**, advising that its pumpage fee decreased from \$2.67 to \$2.62 per 1,000 gallons pumped, effective as of September 1, 2025. Mr. Creed then reviewed with the Board recent historical rate adjustments by the SJRA and the District's corresponding rate charges to its customers. Following discussion, the Board concurred to defer amendment of the Rate Order at this time.

ATTORNEY'S REPORT

The Board next considered the attorney's report. In that regard, Mr. Creed advised that the interim rebate reports for the District's Series 2016 Unlimited Tax Refunding Bonds and Series 2021 Unlimited Tax Refunding Bonds, copies of which are attached hereto as **Exhibit K**, have been completed and reflect no rebate payments are due at this time.

FUTURE AGENDA ITEMS

The Board next considered additional items for placement on future agendas. No specific agenda items, other than routine and ongoing matters, were requested.

EXECUTIVE SESSION

The President announced that the Board was entering into executive session pursuant to Texas Government Code Section 551.171 at 2:58 p.m., for purposes of attorney-client communications concerning item 19(b) on the agenda. At this time all those present, with the exception of the Board and Mr. Creed exited the meeting.

At 3:45 p.m., the President announced that the Board would reconvene in Open Session. No action was taken by the Board at this time.

ADJOURN

There being no further business to come before the Board, Director Olsen moved that the meeting be adjourned. Director Rueschhoff seconded said motion, which unanimously carried.


Secretary
Board of Directors



LIST OF NON-RECURRING ACTION ITEMS FOR NEXT MEETING

TASK	RESPONSIBLE PARTY	DUE DATE
Provide proposed locations for Flock cameras and costs	MCCO/Flock Safety	January 21, 2026
Prepare summary of crime statistics and/or tips for posting on website	MCCO	November 4, 2025
Review letter agreement in connection with requested temporary water supply	No. 92	November 4, 2025
Prepare summary of tree trimming policy	SPH	November 4, 2025
Coordinate call with Trees By Frank concerning Master Stand-By Service Agreement procedures	SPH/Director Olsen	November 4, 2025
Budget Analysis for Joint WWTP	Quiddity	November 4, 2025
Schedule budget and bookkeeping workshop to be held in November	Director Olsen/McLennan	November 4, 2025

LIST OF EXHIBITS

EXHIBIT A	Communications Meeting Report
EXHIBIT B	Security Report
EXHIBIT C	Bookkeeper's Report
EXHIBIT D	Memorandum
EXHIBIT E	Resolution Regarding Review of Order Establishing Policy for Investment of District Funds and Appointing Investment Officer
EXHIBIT F	Drainage Facilities Report
EXHIBIT G	Tax Assessor/Collector's Report
EXHIBIT H	Operations Report
EXHIBIT I	Engineer's Report
EXHIBIT J	Correspondence from the SJRA
EXHIBIT K	Interim rebate reports for the District's Series 2016 Unlimited Tax Refunding Bonds and Series 2021 Unlimited Tax Refunding Bonds