

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 94
Minutes of Meeting of Board of Directors
August 4, 2026

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 August 4, 2026, 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 Pachuillo, Assistant Secretary
JT Dibble, Assistant Secretary

all of whom were present, thus constituting a quorum.

Also attending the meeting were Creston Minter of H2O Innovation Operation and Maintenance, LLC ("H2O"); Carolyn Walker and Jorge Diaz of McLennan & Associates, LP ("McLennan"); Monica Garcia of Assessments of the Southwest, Inc. ("ASW"); Erik Scott of Storm Water Solutions L.P. ("SWS"); Danae Dehoyos of Touchstone District Services, LLC ("Touchstone"); Jeffrey Bishop of Quiddity Engineering, LLC ("Quiddity"); Barbara Nussa of Republic Services, Inc. ("Republic"); Sergeant Amanda Gannon of the Montgomery County Constable's Office ("MCCO"); Austin Ficken of Masterson Advisors LLC ("Masterson"); Hunter Farrell of McCall Gibson Swedlund Barfoot Ellis PLLC ("MGSBE"); 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.

MINUTES OF MEETING(S)

The Board next considered approval of the minutes of the Board meetings held on July 7, 2026 and July 29, 2026. After discussion, it was moved by Director Waymel that the minutes of the Board meeting held July 7, 2026, be approved, as written. Director Rueschhoff seconded the motion, which unanimously carried. The Board deferred taking action with regard to the minutes of the special meeting held on July 29, 2026.

REPORT FROM THE MONTGOMERY COUNTY CONSTABLE'S OFFICE REGARDING SECURITY

Sergeant Gannon presented and reviewed a security report provided by the MCCO for the month of July 2026, a copy of which report is attached hereto as **Exhibit A**. No action was taken by the Board at this time.

Sergeant Gannon exited the meeting at this time.

BOOKKEEPER'S REPORT

Mr. Diaz next presented and reviewed a written Bookkeeper's Report dated August 4, 2026, including the District's Investment Report for the month of June 2026, copies of which are attached hereto as **Exhibit B**. Following discussion, it was moved by Director Rueschhoff that the Board (i) approve the Bookkeeper's Report and Investment Report, including check nos. 2949, 2950, 2951, and 1076 payable to Quiddity in the amounts of \$8,686.25, \$17,000, \$31,500, and \$2,996.25, respectively, and (ii) authorize the District's Investment Officer to execute the Investment Report on behalf of the Board and the District. Director Olsen seconded the motion, which carried unanimously.

AUDIT REPORT

Mr. Farrell introduced himself to the Board and presented a draft audit report prepared by McCall for the District's fiscal year end March 31, 2026, a copy of which is attached hereto as **Exhibit C**. In connection with the District's audit, Mr. Farrell also presented the Board with a Management Letter prepared by McCall, concerning the Board's internal controls over financial reporting (the "Management Letter"), a copy of which is included with **Exhibit C**, which is being submitted in connection with the requirements of Statement on Auditing Standards No. 115. Mr. Creed further discussed the Management Letter with the Board as well as a draft response to same prepared by SPH ("Management's Response"). Director Olsen queried Mr. Farrell about the timing of the Board's receipt of the draft report in advance of the meeting and stated that he did not believe it allowed the Board adequate time for review. Mr. Farrell advised that he would review the matter further and that an effort would be made to distribute the report earlier in the future. After discussion, it was moved by Director Dibble and seconded by Director Rueschhoff, that (i) the audit report for the fiscal year ended March 31, 2026, be approved, subject to incorporation of any final comments from the Board or the District's consultants, (ii) the President be authorized to execute the Annual Filing Affidavit on behalf of the Board and the District, (iii) such audit report and Annual Filing Affidavit be filed with the appropriate governmental authorities, including the Texas Commission on Environmental Quality, and (iv) the draft Management's Response be approved and forwarded to McCall for inclusion in the final Management Letter. The motion carried with Directors Rueschhoff, Dibble, Waymel and Pachulo voting "aye" and Director Olsen voting "nay", based upon the above discussion.

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 D**. No action was taken by the Board at this time.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. Garcia then presented and reviewed the Tax Assessor/Collector's Report for the month of July 2026, including a delinquent account listing as of July 30, 2026, copies of which are attached hereto as **Exhibit E**. After discussion, it was moved by Director Dibble that the Tax Assessor/Collector's Report be approved and the disbursements identified therein be approved for payment. Director Waymel seconded the motion, which carried unanimously.

DELINQUENT TAX REPORT

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.

FINANCIAL ADVISOR'S RECOMMENDATION CONCERNING THE DISTRICT'S PROPOSED 2026 TAX RATE

Mr. Ficken next presented the Board with Masterson's recommendation regarding the proposed 2026 debt service tax rate and maintenance tax rate, a copy of which is attached hereto as **Exhibit F**. He advised that Masterson is recommending a proposed 2026 debt service tax rate of \$0.43. There was next a discussion regarding the maintenance tax. The Board concluded that a proposed 2026 maintenance tax rate of \$0.23 would provide for future District costs. There next followed a discussion concerning the requirements for notice of the District's intention to adopt a 2026 tax rate. Mr. Creed advised that, pursuant to §49.236 of the Texas Water Code, as amended, the District is required to provide a notice containing certain tax-related information in connection with each meeting at which the adoption of a tax rate will be considered. Mr. Creed further advised that the information to be included in the notice is set forth in the Water Code and includes the proposed tax rate to be adopted. He advised that the District must provide the notice by either (1) publishing it at least once in a newspaper having general circulation in the District at least seven days before the date of the meeting at which the tax rate will be adopted, or (2) mailing it to each owner of taxable property in the District, at the address shown on the most recently certified tax roll of the District, at least 10 days before the date of the meeting. After further discussion on the matter, Director Rueschhoff moved that the Board accept the financial advisor's recommendation of a proposed 2026 debt service tax rate of \$0.43 and a proposed maintenance tax rate of \$0.23, and that the District's tax assessor-collector be authorized to publish notice of the District's

intention to adopt a 2026 tax rate at its September meeting in the form and at the time required by law. Director Waymel seconded said motion, which unanimously carried.

Mr. Farrell and Mr. Diaz exited at this time.

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 G**, and reviewed same with the Board. No action was taken by the Board at this time.

ENGINEER'S REPORT

Mr. Bishop next presented to the Board a written Engineer's Report, dated July 30, 2026, a copy of which report is attached hereto as **Exhibit H**, relative to the status of various projects within the District. He addressed the Board regarding the status of the emergency generator at the Water Plant, and advised that an electrical engineer is scheduled to meet onsite to investigate why the generator is unable to properly power the water well.

Ms. Garcia and Mr. Scott exited the meeting at this time.

Mr. Bishop addressed the Board with regard to cleaning and televising of the sanitary sewer collection system (the "Project"). He advised that seven (7) bids were received for the Project, and that the lowest bid was submitted by Pro-Pipe Services, LLC ("Pro-Pipe") in the amount of \$137,473.72. Following discussion, Director Rueschhoff moved that the Board award the contract for the Project to Pro-Pipe, as discussed and recommended by Quiddity. Director Dibble seconded the motion, which unanimously carried.

Mr. Bishop next presented the District's Geographic Information System. No action was taken at this time.

TOUCHSTONE DISTRICT SERVICES

The Board next discussed the status of the District's website. It was noted that a copy of the Communications Meeting Report prepared by Touchstone is included as part of **Exhibit I**.

A discussion ensued regarding the resident inquiry concerning unauthorized use of their property by other residents to access common areas in the District. It was noted that the resident's property is adjacent to a strip of District owned property connecting the public street to common areas. Following discussion, Director Rueschhoff moved that SPH be authorized to notify the resident that the District is unable to restrict access to its adjacent strip of property or to fund improvements on private property. Director Pachulo seconded the motion, which unanimously carried.

PROPOSED NOVEMBER 2026 BOND ELECTION; APPROVAL OF CONTRACT WITH TOUCHSTONE

The Board next discussed the November 2026 Bond Election, as well as approval of a proposal provided by Touchstone related to an election communications program. In that regard, Ms. Dehoyos presented and reviewed a communications program proposal provided by Touchstone for the Bond Election, a copy of which is attached hereto as **Exhibit J**. A discussion ensued regarding the establishment of an election communications committee. Following discussion, Director Waymel moved that the Board (i) approve the proposal provided by Touchstone, (ii) authorize Directors Olsen and Dibble to serve as the District's election communications committee, and (iii) authorize the election communications committee to select services to be provided to the District under the proposal. Director Rueschhoff seconded the motion, which unanimously carried.

The Board discussed the scheduling of a Bond Election Education Event within the District on October 13, 2026, from 6:00 – 8:00 p.m.

POTENTIAL EXPANSION OF MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 119 WASTEWATER TREATMENT PLANT; AMENDMENT OF WASTE DISPOSAL AGREEMENT; AMENDMENT OF WASTE DISCHARGE PERMIT

The Board noted that this matter was discussed earlier in the meeting, under the Engineer's Report.

STATUS OF SALE OF CAPACITY IN HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 92'S ("NO. 92") WASTEWATER TREATMENT PLANT TO SPRING INDEPENDENT SCHOOL DISTRICT ("SISD") AND SISD'S APPROVAL OF PURCHASE AND SALE AGREEMENT; STATUS OF AMENDED AND RESTATED WASTEWATER TREATMENT FACILITIES AGREEMENT

The Board noted that these matters were discussed earlier in the meeting, under the Engineer's Report.

DISCUSSION REGARDING TERMS FOR TERMINATING PARTICIPATION IN NO. 92 PLANT; STATUS OF MEMORANDUM OF UNDERSTANDING

The Board noted that these matters were discussed earlier in the meeting, under the Engineer's Report.

Mr. Ficken, Ms. Dehoyos, and Ms. Nussa exited the meeting at this time.

**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. The Board discussed proposed signage for prohibited activities within District property. Director Rueschhoff presented and reviewed proposed signage to be installed within certain areas of the District. Following discussion, Director Olsen moved that the Board approve the signage and the installation of same. Director Rueschhoff seconded the motion. The motion failed to carry, with Directors Olsen and Rueschhoff voting in favor, and Directors Waymel, Dibble, and Pachuillo opposed.

WORKSHOPS AND/OR PROFESSIONAL DEVELOPMENT PROGRAM

The Board next discussed the District's Professional Development Program workshop related to the District's Emergency Response Plan held on Wednesday, July 29, 2026. No action was taken by Board at this time.

CYBERSECURITY

The Board next considered status of compliance with the annual cybersecurity training as required by Chapters 2054 and 2063, Texas Government Code, and noted that all members have completed the training.

Ms. Walker addressed the Board at this time regarding an additional check payable to NRG in the amount of \$1,500 related to the District's generator. Following discussion, Director Rueschhoff moved that said payment be approved. Director Waymel seconded the motion, which unanimously carried.

LOCAL GOVERNMENT BOND, TAX, AND PROJECT DATABASE REPORT

Mr. Creed advised the Board that, pursuant to Chapter 403, Texas Government Code, as amended by H. B. 103 in the 89th Regular Legislative Session, every taxing unit that currently levies a tax, including the District, must annually submit a tax rate and bond authorization and issuance report to the Comptroller of Public Accounts (the "Comptroller") for inclusion in the Comptroller's Local Government, Bond, Tax, and Project Database. He noted that, pursuant to the rules adopted by the Comptroller, the annual report will include (i) bond elections held in May 2026, and (ii) bond issuances that utilized authority voted since May 2015. Following discussion, Director Waymel moved that the District's consultants be authorized to prepare the report, and that SPH be authorized to submit same to the Comptroller on the District's behalf. Director Pachuillo seconded the motion which carried unanimously.

ATTORNEY'S REPORT

The Board next considered the attorney's report. In that regard, Mr. Creed advised that he had nothing further of a legal nature to report other than those items which were previously addressed in the meeting.

A discussion ensued regarding dial-in access for monitoring Board meetings. Following discussion, the Board concurred to defer taking any action at this time.

FUTURE AGENDA ITEMS

The Board next considered matters for possible placement on future agendas. There were no future agenda items to be discussed other than matters previously noted during the meeting.

EXECUTIVE SESSION

The Board determined it would not be necessary to enter into Closed Session pursuant to Texas Government Code, Sections 551.071 and 551.076.

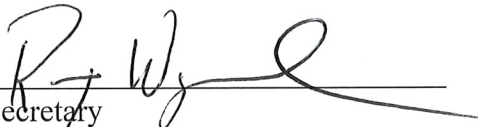
SUPPLEMENTAL AGENDA

Mr. Creed next presented and discussed an Order Calling Bond Election (the "Order") to be held on November 3, 2026 (the "Election"), for the authorization of issuance of bonds. He noted SPH recommends that the District hold a joint Election with Montgomery County. It appeared that all legal requirements for the ordering of said Election had been fulfilled and that the Election should be called, at which shall be submitted to the duly qualified resident electors of the District for their action thereupon the propositions set out in the Order calling said Election. It appeared that said Order met all legal requirements and was proper in all respects. After discussion, it was duly moved by Director Olsen, seconded by Director Rueschhoff, and unanimously carried that said Order, attached hereto as **Exhibit K**, be made, adopted and passed by the Board, that notice of such Election be given by posting notice as allowed by law; and that the President and Secretary be authorized and directed to do all things necessary or proper to carry out said Order and to hold and administer said Election according to law.

ADJOURN

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




Secretary
Board of Directors

LIST OF NON-RECURRING ACTION ITEMS

TASK	RESPONSIBLE PARTY	DUE DATE
Discussion with NRG regarding maintenance of leased generator at District facilities	Quiddity and SPH	Ongoing
Send letter to NRG regarding operation of the generator	SPH	TBD
Prepare and provide list of projects completed at the District's facilities during the past four (4) years	Quiddity/H2O	September 1, 2026
Prepare draft newsletter and flyer in connection with bond election education	Touchstone	September 1, 2026
Cybersecurity training	Board	August 31, 2026
Notify resident that District is unable to restrict access on its property	SPH	September 1, 2026

LIST OF EXHIBITS

EXHIBIT A	Security Report
EXHIBIT B	Bookkeeper's Report
EXHIBIT C	Draft Audit Report; Management Letter
EXHIBIT D	Drainage Facilities Report
EXHIBIT E	Tax Assessor/Collector's Report
EXHIBIT F	Tax Rate Recommendation
EXHIBIT G	Operations Report
EXHIBIT H	Engineer's Report
EXHIBIT I	Communications Meeting Report
EXHIBIT J	Communications program proposal provided by Touchstone
EXHIBIT K	Order Calling Bond Election