

HARRIS-FORT BEND COUNTIES MUNICIPAL UTILITY DISTRICT NO. 1  
Minutes of Meeting of Board of Directors  
January 20, 2026

The Board of Directors (the "Board") of Harris-Fort Bend Counties Municipal Utility District No. 1 (the "District") met in regular session, open to the public on January 20, 2026, in accordance with the duly posted Notice of Public Meeting, and the roll was called of the duly constituted officers and members of the Board, as follows:

David J. Beyer, President  
Kristen Scott, Vice President  
Ron Lovett, Secretary  
Richard Hughes, Assistant Secretary  
Joseph R. Longacre, Director

all of whom were present at the meeting with the exception of Directors Scott and Lovett, thus constituting a quorum.

Also attending the meeting were Jolie Craft of Vogler & Spencer Engineering, Inc. ("VSE"); Justin Waggoner of Touchstone Direct Services, LLC ("Touchstone"); Leslie Mendez of Equi-Tax, Inc. ("Equi-Tax"); Terry Holland of Myrtle Cruz, Inc. ("Myrtle Cruz"); Randy Davila of Inframark, LLC ("Inframark"); Mark Eyring of Mark C. Eyring, CPA, PLLC ("Eyring"), who entered later in the meeting as noted herein; John Millice, resident of the District; and Matthew Reed and Brooke Baumgardner 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

There were no comments from the public at this time.

CONSENT AGENDA

After discussion, Director Hughes moved to approve the following items on the consent agenda. The motion was seconded by Director Beyer and carried unanimously.

*Minutes*

Approve the minutes of the December 16, 2025, Board meeting, as written.

*Bookkeeper's Report*

Approve the Bookkeeper's Report as of January 20, 2026, a copy of which is attached hereto as **Exhibit A**.

*Tax Assessor-Collector Report*

Approve the Tax Assessor-Collector Report for the month of December 2025, including the disbursements presented for payment. A copy of said report is attached hereto as **Exhibit B**.  
*Delinquent Tax Report*

Review the Delinquent Tax Report dated January 20, 2026, as no action was required in connection therewith. A copy of said report is attached hereto as **Exhibit C**.

*Personal Property Taxes*

Adopt the Resolution Authorizing and Additional Penalty on Delinquent Personal Property Taxes attached hereto as **Exhibit D**.

*Preparation and Submission of District Information to Texas Comptroller of Public Accounts*

Authorize preparation and submission of District information to Texas Comptroller of Public Accounts as required by Section 403.0241, Texas Government Code, and Chapter 203, Texas Local Government Code, for inclusion in the Special Purpose District Public Information Database.

RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

Mr. Reed outlined for the Board the various tax exemptions available for the District, including the exemptions provided for by Article VIII, Section 1-b of the Texas Constitution, and Sections 11.13 of the Tax Code, as amended. He advised that under said provisions, the District may provide for the exemption of up to 20% (but not less than \$5,000, if granted) of the market value of residential homestead improvements for the year 2026, and the District may also exempt residential homesteads of persons who are under a disability for purposes of payment of disability insurance benefits under the Federal Old Age, Survivors and Disability Insurance Act, or its successor, or persons sixty-five years of age or older from ad valorem taxes levied by the District during the calendar year 2026, and, if any such exemptions are granted, they must be for not less than \$3,000 of the market value of such homesteads. After discussion of the matter, Director Longacre moved that the District (i) grant a residential homestead exemption in the amount of 10%, but in no event less than \$5,000, (ii) grant an exemption for persons under a disability or sixty-five years of age or older in the amount of \$35,000 from ad valorem taxes levied by the District during the calendar year 2026, and (iii) adopt the Resolution attached hereto as **Exhibit E** relative to same. Director Beyer seconded said motion, which unanimously carried.

SECURITY REPORT

Mr. Reed next reviewed with the Board a security report provided by Fort Bend County Precinct 1 Constable's Office for the month of December 2025. No action was taken by the Board at this time.

Mr. Eyring entered the meeting at this time.

## RENEWAL OF DISTRICT INSURANCE POLICIES

The Board next considered authorizing solicitation of proposals for renewal of the District's insurance policies. Mr. Reed advised the Board that the District's current policies are provided through McDonald and Wessendorff and will expire on March 31, 2026. Following discussion, Director Hughes moved that SPH be authorized to solicit a proposal for renewal of the District's insurance coverage from McDonald and Wessendorff for review and consideration by the Board at its next meeting. Director Beyer seconded the motion, which unanimously carried.

## ENGAGEMENT OF AUDITOR

The Board next considered the engagement of an auditor to prepare the District's audit reports for the fiscal years ending September 30, 2025, and September 30, 2026. Mr. Eyring presented a two-year engagement letter, a copy of which is attached hereto as **Exhibit F**, and advised that he was proposing an engagement for a two year period covering the District's fiscal years for 2025 and 2026. He advised that the fee for the preparation of said audits is estimated to be approximately \$13,950 per year. After discussion on the matter, Director Longacre moved that Eyring be engaged to prepare the District's audit reports for the fiscal year ending September 30, 2025, and the fiscal year ending September 30, 2026. Director Beyer seconded said motion, which unanimously carried.

## AUDIT REPORT

The Board reviewed a draft of the District's Audit Report prepared by Eyring for the District's fiscal year ended September 30, 2025, a copy of which is attached hereto as **Exhibit G**. Mr. Eyring reviewed various sections of the Audit Report with the Board. After further discussion, it was moved by Director Longacre, seconded by Director Beyer and unanimously carried, that the Audit Report for the fiscal year ended September 30, 2025, be approved, subject to incorporation of any final comments received from the District's consultants and/or the Board, that the President be authorized to execute the Annual Filing Affidavit on behalf of the Board and the District, and that such Audit Report and Annual Filing Affidavit be filed with the appropriate governmental authorities, including the Texas Commission on Environmental Quality and the Texas Comptroller of Public Accounts.

## SOLID WASTE COLLECTION AND RECYCLING SERVICES

The Board next considered the status of solid waste collection and recycling services provided to the District by GFL Environmental ("GFL"). In that regard, the Board was provided a Customer Service Report from GFL, a copy of which is attached hereto as **Exhibit H**. No action was taken by the Board at this time.

## ENGINEERING REPORT

Ms. Craft next presented to and reviewed with the Board a written Engineering Report, a copy of which is attached hereto as **Exhibit I**, relative to the status of various projects within the District. She discussed an hourly rate increase proposed by VSE, as well as a new form of Professional Services Agreement ("PSA") between the District and VSE, a copy of which is attached hereto as **Exhibit J**. Following discussion, Director Longacre moved that the Board

approve the PSA and authorize the President to execute same on behalf of the Board and the District. Director Beyer seconded the motion, which unanimously carried.

#### OPERATIONS REPORT

Mr. Davila next presented to and reviewed with the Board a written operations and maintenance report for the month of December 2025, a copy of which is attached hereto as **Exhibit K**. Following discussion, Director Longacre moved that the Operator's Report be approved, as presented. Director Beyer seconded the motion, which unanimously carried.

#### COMMITTEE REPORTS

The Board next considered reports from the Capital Improvement Plan Committee, Finance Committee, Sidewalk Committee, Park Plan Committee, and Communications Committee. No action was taken by the Board at this time.

#### WEBSITE AND COMMUNICATION SERVICES

The Board next considered the Communications Report prepared by Touchstone. In that regard, Mr. Waggoner presented and reviewed a Report, a copy of which is attached hereto as **Exhibit L**. No action was taken by the Board at this time.

#### ATTORNEY'S REPORT

The Board next considered the attorney's report. In that regard, Mr. Reed reported that the District received a Memorandum from the North Fort Bend Water Authority (the "Authority"), a copy of which is attached hereto as **Exhibit M**, regarding the nomination of candidates for the Authority's Board of Directors and submission of the District's Water Usage Reporting Form. He advised that the Board may nominate a candidate for a position on the Board of Directors of the Authority by resolution to be submitted to the Authority no later than February 15, 2026. After discussion, Director Beyer moved that Inframark be authorized to complete and submit the Water Usage Reporting Form to the Authority prior to the deadline. Director Longacre seconded the motion, which unanimously carried. The Board concurred not to nominate a candidate for a position on the Authority's Board of Directors at this time.

#### MATTERS RELATED TO MAY 2, 2026 DIRECTORS ELECTION

Mr. Reed reported on issues related to the District's Directors Election (the "Election") to be held on May 2, 2026. In connection therewith, he presented to and discussed with the Board a memorandum prepared by SPH, a copy of which is attached hereto as **Exhibit N**, regarding participation in the joint election with Fort Bend County (the "County"). In connection therewith, Mr. Reed advised that the County will administer the Election if the District participates in the County's joint election. Following discussion, it was moved by Director Longacre, seconded by Director Beyer and unanimously carried that SPH be authorized to notify the County of the District's intent to participate in the joint Election.

## SUPPLEMENTAL AGENDA

The Board next considered calling the Election in accordance with the requirements of the Texas Water Code. In connection therewith, Mr. Reed presented the Order Calling Directors Election (the "Order") attached hereto as **Exhibit O** calling the Election to be held on May 2, 2026. It was noted that the terms of office of Directors Scott and Hughes expire in May of this year. In reviewing the Order with the Board, Mr. Reed advised that the Order provides for the conduct of the Election by the County, jointly with elections of other political subdivision, using County election officials, voting equipment, and polling locations at a shared expense. She advised that, although the County will conduct the Election, the Texas Water Code and the Texas Election Code authorize the Board to designate an agent to perform certain duties in connection with the Election, and that the Order named Kris Eddlemon as such agent (the "Election Agent"). Mr. Reed further advised the Board that notice of the Election must be given in accordance with the requirements of the Texas Election Code. Mr. Reed advised the Board that notice of the Election could be given by one or more of the following methods: (i) publishing the notice in a newspaper published in the territory of the District or of general circulation in the District at least ten (10) days before the election, but not more than thirty (30) days before the election; (ii) posting the notice at a public place in each County election precinct that overlaps the District at least twenty-one (21) days before the election; or (iii) mailing the notice to each registered voter in the District at least ten (10) days before the election. He further advised that, in addition to the above, notice must be posted on the District's website at least twenty-one (21) days before the election. Following discussion of the options, the Board concurred that notice of the Election be given by posting same at a public place in each County election precinct that overlaps the District. After discussion on the matter, Director Longacre moved that said Order be passed and adopted, that the President or Vice President and Secretary or Assistant Secretary be authorized to execute the Order, and that the Election Agent be authorized and directed to make necessary arrangements for the Election in accordance with the Order. Director Beyer seconded said motion, which unanimously carried. Mr. Reed advised the Board that if each candidate whose name is to appear on the ballot is unopposed as of 5:00 p.m. on February 20, 2026, the Board may thereafter cancel the Election in accordance with the Texas Election Code.

## CLOSED SESSION

The Board determined it would not be necessary to enter into Closed Session pursuant to Texas Government Code, Section 551.071 or Section 551.072.

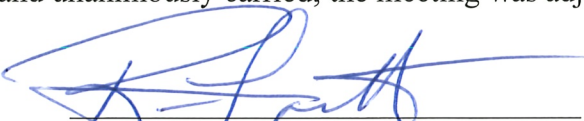
## FUTURE AGENDAS

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

ADJOURNMENT

There being no further business to come before the Board, upon motion made by Director Longacre, seconded by Director Beyer and unanimously carried, the meeting was adjourned.



  
Secretary

ATTACHMENTS

- Exhibit A- Bookkeeper's Report
- Exhibit B- Tax Assessor Collector's Report
- Exhibit C- Delinquent Tax Report
- Exhibit D- Resolution Authorizing and Additional Penalty on Delinquent Personal Property Taxes
- Exhibit E- Resolution Concerning Exemptions From Taxation
- Exhibit F- Engagement Letter (Eyring)
- Exhibit G- Draft Audit Report
- Exhibit H- Report from GFL
- Exhibit I- Engineering Report
- Exhibit J- Professional Services Agreement between the District and VSE
- Exhibit K- Operations and Maintenance Report
- Exhibit L- Communications Report
- Exhibit M- Memorandum from the North Fort Bend Water Authority
- Exhibit N- Memorandum from Schwartz, Page & Harding, L.L.P.
- Exhibit O- Order Calling Directors Election