

**MINUTES OF THE MEETING
OF THE
BOARD OF DIRECTORS**

January 2, 2025

THE STATE OF TEXAS	§
	§
COUNTIES OF FORT BEND AND WALLER	§
	§
WILLOW POINT MUNICIPAL UTILITY	§
DISTRICT OF FORT BEND AND	§
WALLER COUNTIES	§

The Board of Directors (the “Board”) of Willow Point Municipal Utility District of Fort Bend and Waller Counties (the “District”), met in regular session, open to the public, on Thursday, January 2, 2025, at 11:30 a.m., at 1330 Post Oak Boulevard, Suite 2650, Houston, Texas, a designated meeting place outside the boundaries of the District, and via ZOOM audio/video conference. The roll was called of the members of the Board, to-wit:

Simon VanDyk	-	President
Paul Breaux	-	Vice President
David L. Salley	-	Secretary
Dave Hall	-	Assistant Secretary
Jim Moses	-	Assistant Secretary

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

Also participating in the meeting were Jim Grover of Ventana Development Katy, Ltd. (“Ventana”); Mary Ann Mihills of Municipal Accounts & Consulting, L.P. (“MAC”), bookkeeper for the District; Lyndsay Evans and Marshall Green of Quiddity Engineering, LLC (“Quiddity”), engineer for the District; Mike Arterburn of Utility Tax Service, LLC, tax assessor and collector for the District; Ryan Mapes of SiEnvironmental (“SiEnviro”), operator for the District; Joseph Hopper of Storm Water Solutions (“SWS”); Justin Waggoner and Jenna Craig of Touchstone District Services (“Touchstone”); Josh Wailes of Mike Stone Associates; Andrew Faubion of Terry’s Landscape, LLC; and Ryan E. LaRue and Alyssa Stanford (Legal Assistant) of Sanford Kuhl Hagan Kugle Parker Kahn LLP (“SK Law”), attorneys for the District.

Murali Rajam, a resident of the District and member of the Trails of Katy Homeowner's Association ("Trails of Katy HOA") joined the meeting in progress.

The meeting was called to order at 11:34 a.m. Copies of the notices of the meeting are attached hereto.

HEAR FROM PUBLIC

The Board noted that there were no members of the public who wished to address the Board.

HEAR REPORT FROM TERRY'S LANDSCAPE

The Board recognized Mr. Faubion, who submitted a report on landscape maintenance and improvements throughout the District, a copy of which is attached hereto.

The Board requested that Terry's refill the dog waste bags throughout the District. The Board then discussed maintenance of areas outside of the District's fence line that require maintenance, and requested that Mr. Faubion research the ownership of such areas and communicate with the adjacent municipal utility district(s) regarding maintenance of the same.

Upon motion by Director Moses, seconded by Director Breaux, and after full discussion, the Board voted unanimously to approve the report from Terry's Landscape as submitted

At this time, Mr. Rajam joined the meeting.

APPROVE MINUTES OF MEETING HELD DECEMBER 5, 2024
TAX ASSESSOR/COLLECTOR'S REPORT
BOOKKEEPER'S REPORT
REPORT FROM TOUCHSTONE DISTRICT SERVICES

Upon motion by Director VanDyk, seconded by Director Moses, and after full discussion, the Board voted to:

- a. approve the minutes of the meeting held December 5, 2024;
- b. approve the Tax Assessor/Collector's Report for the month of November, noting that approximately 10.09% of the 2024 taxes and 99.42% of the 2023 taxes have been collected;
- c. approve the Bookkeeper's Report, including payment of the bills; and
- d. approve the report submitted by Touchstone.

Director VanDyk abstained from voting on payment of Check No. 3858 made payable to Touchstone.

Copies of the Tax Assessor/Collector's Report, the Bookkeeper's Report, and the report submitted by Touchstone are attached hereto.

At this time, Mr. Faubion left the meeting.

HEAR REPORT FROM HOA
Discuss maintenance of tennis courts

The Board recognized Mr. Rajam, who requested an update on the status of an agreement between the District and Trails of Katy HOA for maintenance of recreational facilities. He noted that it will cost approximately \$10,000.00 to repair the damage to the tennis courts that occurred during Hurricane Beryl. The Board discussed a cost sharing agreement between the TOK HOA and the Trails at Anserra HOA. Mr. LaRue stated that if maintenance costs are covered by the TOK HOA and the Trails at Anserra HOA, both HOAs can restrict access to their associated facilities.

Mr. Rajam requested the cost sharing agreement to be recirculated to the TOK HOA and the Trails at Anserra HOA.

At this time, Mr. Rajam left the meeting.

HEAR DEVELOPER'S REPORT

The Board recognized Mr. Grover, who stated that he had nothing to update the Board with at this time.

The Board noted that no action was required.

At this time, Mr. Grover left the meeting.

HEAR ENGINEER'S REPORT

The Board recognized Ms. Evans, who reviewed with the Board the Engineer's Report, a copy of which is attached hereto. She updated the Board on the status of ongoing construction projects within the District as detailed in such Report.

Ms. Evans requested that the Board approve Pay Estimate No. 4 in connection with construction of the Wastewater Treatment Plant Expansion in the amount of \$110,385.

Upon motion by Director Salley, seconded by Director Breaux, and after full discussion, the Board voted unanimously to approve Pay Estimate No. 4 in connection with construction of the Wastewater Treatment Plant Expansion in the amount of \$110,385.

Ms. Evans then discussed the status of the Retail Center at Anserra Trail and I-10. She stated that Quiddity and SiEnviro are reviewing the plans submitted by SM Design & Consulting, LLC, and if no comments are noted, Quiddity will begin issuing a no objections letter on behalf of the District.

Ms. Evans reviewed with the Board the geotechnical report in connection with Anserra Section 7 Detention Pond. She noted that at the March, 2025 meeting, the Board will review and discuss the Capital Improvement Plan (“CIP”). She recommended that the Board include addressing the erosion in the Anserra Section 7 Detention Pond in the CIP for 2025 or 2026.

Ms. Evans stated that Fort Bend County Drainage District (“FBDD”) is in the process of rehabilitation of detention ponds and that FBDD submitted a request to connect a pipe to the District’s inlet. It was the consensus of the Board to authorize Ms. Evans to approve the request from FBDD pending confirmation by the District’s Engineer that such connection will not impact the District’s drainage system.

Upon motion by Director Salley, seconded by Director Breaux, and after full discussion, the Board voted unanimously to approve the Engineer’s Report as submitted.

HEAR OPERATOR’S REPORT

The Board recognized Mr. Mapes, who reviewed with the Board the Operator’s Report, a copy of which is attached hereto, as well as the list of “High Water Users”. He also reviewed with the Board the delinquent list, a copy of which is attached hereto.

Upon motion by Director Breaux, seconded by Director Moses, and after full discussion, the Board voted unanimously to authorize termination of service to the customers listed on the delinquent list, as the customers were neither participating in the meeting nor presented any written statement on the matter. By the same motion, the Board voted unanimously to approve the Operator’s Report as submitted.

Mr. Mapes stated that individuals are parking in the driveway at the remote well near the tennis courts at the Trails of Katy (“TOK”) clubhouse. The Board requested that Mr. Mapes provide estimates for installation of “No Parking, Towing Enforced” signs at the driveway and at the tennis courts. The Board further requested that the TOK HOA and Anserra HOA communicate parking information to residents.

HEAR REPORT FROM MIKE STONE ASSOCIATES

The Board recognized Mr. Wailes, who submitted to and reviewed with the Board a Park Maintenance Report, a copy of which is attached hereto.

Mr. Wailes noted that a structure was constructed in the wooded preserve. The Board requested that the MSA remove the structure when school resumes on January 6, 2025.

Upon motion by Director VanDyk, seconded by Director Salley, and after full discussion, the Board voted unanimously to approve the Report from Mike Stone Associates.

HEAR REPORT FROM STORM WATER SOLUTIONS

The Board recognized Mr. Hopper, who reviewed with the Board a report and pictures regarding drainage and detention facilities, a copy of which is attached hereto.

Mr. Hopper noted that a sinkhole was found in Anserra Phase II and that the cause of such sinkhole will need to be investigated by SWS and the District’s Engineer. He stated that a safety net will be installed around the sinkhole.

Mr. Hopper then discussed erosion on the backslopes in Anserra Phase III. He stated that he will present a proposal to address the same at the next meeting.

Mr. Hopper presented to and reviewed with the Board a proposal to replace a missing backslope interceptor in Anserra Phase III in the amount of \$2,750.00. He also noted that there is a tent in Parks East, and that he contacted Fort Bend County but has not heard back.

Upon motion by Director VanDyk, seconded by Director Breaux, and after full discussion, the Board voted unanimously to approve the proposal to replace a missing backslope interceptor in Anserra Phase III in the amount of \$2,750.00 and to authorize SWS to remove the tent in Parks East. Mr. LaRue recommended that a peace officer accompany SWS when they remove the tent.

HEAR ATTORNEY'S REPORT

Adopt Resolution Concerning Tax Exemptions for 2025

The Board considered a proposed Resolution Regarding Tax Exemptions for 2025.

The Board deferred action on this item, pending a feasibility analysis from the District's Financial Advisor.

Adopt Resolution Implementing 20% Penalty on Delinquent Taxes

Mr. LaRue next submitted to and reviewed with the Board a proposed Resolution Implementing 20% Penalty on 2024 Delinquent Taxes.

Upon motion by Director VanDyk, seconded by Director Moses, and after full discussion, the Board voted unanimously to approve the Resolution Implementing 20% Penalty on 2024 Delinquent Taxes, reflecting implementation of an additional penalty of 20% on taxes remaining delinquent on July 1, 2025.

Ratify adoption of Covered Applications and Prohibited Technology Policy

Mr. LaRue requested that the Board ratify adoption of the Order Adopting Covered Applications and Prohibited Technology Policy.

Upon motion by Director VanDyk, seconded by Director Hall, and after full discussion, the Board voted unanimously to ratify adoption of the Order Adopting Covered Applications and Prohibited Technology Policy.

Renewal of District Insurance

Mr. LaRue reviewed with the Board the insurance proposals from McDonald & Wessendorff Insurance, noting that the premium increased in the amount of \$6,053.00 due to an increase in property value and a recent claim. Mr. LaRue recommended that the Board approve the business travel coverage policy proposal.

Upon motion by Director VanDyk, seconded by Director Salley, and after full discussion, the Board voted unanimously to approve the insurance proposals from McDonald & Wessendorff Insurance, including the proposal for business travel coverage.

Ratify termination of irrigation monitoring services [WaterLogic]

Mr. LaRue reminded the Board that at the previous meeting, the Board terminated the agreement for irrigation monitoring services between the District and WaterLogic. He requested that the Board ratify the same.

Upon motion by Director Moses, seconded by Director Breaux, and after full discussion, the Board voted unanimously to ratify termination of the agreement for irrigation monitoring services between the District and WaterLogic.

Adopt amended Rate Order

The Board discussed amending the rates for water and sewer service. Mr. Mapes stated that he would provide rate recommendations at the next meeting. The Board deferred action on this item until the next meeting.

Adopt Resolution Requesting Approval from the Texas Commission on Environmental Quality for Use of Surplus Funds

Mr. LaRue presented to and reviewed with the Board a proposed Resolution Requesting Approval from the Texas Commission on Environmental Quality for Use of Surplus Funds. He informed the Board that the District Engineer is recommending that surplus funds in the District's Capital Projects Fund to cover pay the costs associated with the Remote Water Well Generator Addition project.

Upon motion by Director Salley, seconded by Director Breaux, and after full discussion, the Board voted unanimously to adopt the Resolution Requesting Approval from the Texas Commission on Environmental Quality for Use of Surplus Funds.

Discuss claim for payment from Gael, Inc. regarding contract for construction of Katy Townhomes Lift Station

Mr. LaRue stated that the attorney representing Gael, Inc. requested a conference call with the District's Attorney and that SK Law would coordinate with the legal representative of Gael, Inc. to schedule such call. The Board noted that no action was required at this time.

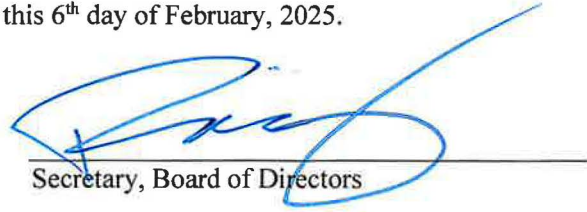
Discuss swimming pool construction encroachment

The Board noted that no action was required.

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

[SIGNATURE PAGE FOLLOWS]

PASSED, APPROVED AND ADOPTED this 6th day of February, 2025.



Secretary, Board of Directors

(SEAL)

