

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

June 17, 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 special session, open to the public, on Tuesday, June 17, 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. 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 except Director Salley, thus constituting a quorum.

Also participating in the meeting were Lucy Singh, Lyle Henkel, and Jake Fry of DPEG BTR Anserra LP (“DPEG”), a developer of land within the District; Lyndsay Evans of Quiddity Engineering, LLC (“Quiddity”), engineer for the District; Joseph Hopper of Storm Water Solutions (“SWS”); Andrew Faubion of Terry’s Landscape, LLC (“Terry’s”); and Ryan E. LaRue, Elizabeth Harris, and Alyssa Stanford (Legal Assistant) of Sanford Kuhl Hagan Kugle Parker Kahn LLP (“SK Law”), attorneys for the District.

The meeting was called to order at 11:35 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.

**DISCUSS MASTER METER AND SUBMETERING OF DEVELOPMENT BY DPEG BTR
ANSERRA LP**

The Board recognized Mr. LaRue, who reminded the Board that the Board approved a Utility Capacity Commitment Letter to supply water and wastewater treatment capacity to DPEG in connection with development of 235 single family rental units. He stated such Letter provides that the District will provide the requested utility capacity subject to the installation of individual meters at each residential unit, and DPEG is requesting the Board's approval to install a master meter.

The Board then recognized Mr. Henkel, who stated that if approved, the proposed development would have a master meter to be billed to the property's management, and an internal submetering system to be managed and billed to the residents by the property manager. Director VanDyk discussed concerns about the Board's inability to monitor water usage and routinely high usage if the District only has access to the master meter readings. Mr. Fry confirmed that the property management company will be instructed to provide the readings from the internal submetering to the District monthly.

Upon motion by Director Breaux, seconded by Director Hall, and after full discussion, the Board voted unanimously to approve DPEG's request to install a master meter instead of individual meters.

**DISCUSS MOWING AND LANDSCAPE MAINTENANCE OF DISTRICT RESERVES AND
DRAINAGE AND DETENTION FACILITIES**

The Board reviewed proposals submitted by SWS and Terry's for mowing and landscape maintenance of district reserves and drainage and detention facilities, copies of which are on file in the official records of the District.

After discussion, the Board deferred approving the proposals subject to SWS and Terry's submitting revised proposals that include the same scope of work.

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

[SIGNATURE PAGE FOLLOWS]

PASSED, APPROVED AND ADOPTED this 8th day of July, 2025.

(SEAL)




Secretary, Board of Directors