

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

June 4, 2026

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, June 4, 2026, 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 Lita Lemus of Utility Tax Service, LLC, tax assessor and collector for the District; Mary Ann Mihills of Municipal Accounts & Consulting, L.P. (“MAC”), bookkeeper for the District; Jenna Craig and Dallas Cranston of Touchstone District Services (“Touchstone”); Lyndsay Evans and Marshall Green of Quiddity Engineering, LLC (“Quiddity”), engineer for the District; Ryan Mapes and Tim Ervin of SiEnvironmental (“SiEnviro”), operator for the District; Phillip Smith of Guideline Management Services (“Guideline”); Tyler Chambless of Terry’s Landscape, LLC (“Terry’s”); Marline Duncan, Skyler Duncan, Laila Lewis, Anshwa Lewis, Addison Umeh, and Dayton Newton of Girl Scout Troop 127018 (“Troop 127018”); Jeff Bain, Verna Gayle Bain, Kyle Walker, and Michael Miller, members of the public; and Ryan E. LaRue, Caleb Villarreal, Alyssa Stanford (Legal

Assistant), and Esra Ozan of Sanford Kuhl Hagan Kugle Parker Kahn LLP (“SK Law”), attorneys for the District.

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 recognized Ms. Duncan and Ms. Lewis, who informed the Board that members of Troop 127018 met with County Commissioner Morales of Fort Bend County Precinct 1 (“Precinct 1”) and discussed the installation of a Rectangular Rapid Flashing Beacon (“RRFB”) with striping at the intersection of Fielder Village Lane and Kingsland Boulevard. Commissioner Morales indicated Precinct 1 would consider such installation, pending receipt of a letter from the District requesting the same.

Upon motion by Director VanDyk, seconded by Director Moses, and after full discussion, the Board voted unanimously to authorize preparation and submission of a letter to Precinct 1 requesting installation of an RRFB with striping at the intersection of Fielder Village Lane and Kingsland Boulevard.

At this time, Troop 127018 left the meeting.

APPROVE MINUTES OF MEETING HELD MAY 7, 2026

TAX ASSESSOR/COLLECTOR’S REPORT

BOOKKEEPER’S REPORT

REPORT FROM TOUCHSTONE DISTRICT SERVICES

RESOLUTION REGARDING UNCLAIMED PROPERTY

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

- a. approve the minutes of the meetings held May 7, 2026, as submitted;
- b. approve the Tax Assessor/Collector’s Report for the month of May, noting that approximately 95.52% of the 2025 taxes have been collected;
- c. approve the Bookkeeper’s Report, including payment of the bills listed therein, with the exception of Check No. 4307 to Terry’s in the amount of \$2,595.00 in connection with replacement of an irrigation cap at the Trails of Katy HOA volleyball court;
- d. approve the report submitted by Touchstone; and

e. adopt the Resolution Regarding Unclaimed Property, noting the District had \$340.87 in unclaimed property, which amount would be submitted to the State of Texas.

Director VanDyk abstained from voting on payment of Check No. 4306 made payable to Touchstone.

Copies of the Tax Assessor/Collector's Report, the Bookkeeper's Report, and the report submitted by Touchstone are on file in the official records of the District.

HEAR DEVELOPER'S REPORT

The Board noted that no report was submitted.

HEAR REPORT FROM HOA

Director Hall stated that construction of the sand volleyball court at the Trails of Katy HOA is scheduled to begin on June 15, 2026.

The Board noted that no action was required.

HEAR ENGINEER'S REPORT

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

Ms. Evans discussed with the Board a change order for removing demolition of concrete slab from the contract for construction of Remote Water Well Generator Addition. The Board requested such change order be submitted to the Board at its next meeting.

Ms. Evans then submitted to and reviewed with the Board the following, as detailed in the Engineer's Report:

- 1) Pay Estimate No. 2 from C.F. McDonald Electric, Inc. in the amount of \$28,125.00 in connection with the Remote Water Well Generator Addition; and
- 2) Invoice No. 2 from CROM CFG in the amount of \$6,100.00 in connection with the District's 2025 Water Plant Inspection.

Upon motion by Director Breaux, seconded by Director Moses, and after full discussion, the Board voted unanimously to approve (1) Pay Estimate No. 2 in the amount of \$28,125.00 in connection with the Remote Water Well Generator Addition; and (3) the Engineer's Report as submitted.

HEAR OPERATOR'S REPORT

The Board recognized Mr. Ervin, who reviewed with the Board the Operator's Report, including a list of High Water Users, and the delinquent list, copies of which are on file in the official records of the District.

Upon motion by Director Breaux, seconded by Director Moses, and after full discussion, the Board voted unanimously to (1) 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; and (2) approve the Operator's Report as submitted.

Amendment to Si Enviromental Professional Services Contract

The Board recognized Mr. Mapes, who stated that the amendment would include additional indemnity language to the existing Contract, and change rates as required by the District's transition from regular meters to smart meters.

The Board deferred approving the Amendment subject to review by SK Law.

HEAR REPORT FROM TERRY'S LANDSCAPE

The Board recognized Mr. Chambless, who submitted a report on maintenance of the District's landscaping, drainage, and detention facilities, a copy of which is on file in the official records of the District.

Mr. Chambless then submitted to the Board a proposal for pine tree removal and replacement in the amount of \$2,037.51, a copy of which is on file in the official records of the District.

Upon motion by Director Hall, seconded by Director VanDyk, and after full discussion, the Board voted unanimously to approve (1) the report from Terry's, and (2) the proposal for pine tree removal and replacement in the amount of \$2,037.51.

HEAR REPORT FROM GUIDELINE MANAGEMENT SERVICES

The Board recognized Mr. Smith, who submitted to and reviewed with the Board a Park Maintenance Report, a copy of which is on file in the official records of the District.

The Board noted that no action was required.

HEAR ATTORNEY'S REPORT

Amendment to Engagement Letter for Yield Restriction and Rebate Calculation Analysis [MRMG]

Mr. LaRue reviewed with the Board an Amendment to Engagement Letter for Yield Restriction and Rebate Calculation Analysis submitted by Municipal Risk Management Group ("MRMG") regarding MRMG's updated pricing. He noted that the annual fee for MRMG's arbitrage compliance services will increase by \$100.00.

Upon motion by Director Salley, seconded by Director Moses, and after full discussion, the Board voted unanimously to approve the Amendment to Engagement Letter for Yield Restriction and Rebate Calculation Analysis.

Girl Scouts Bronze Award Project request regarding support for installation of Rectangular Rapid Flashing Beacon at intersection of Fielder Village Lane and Kingsland Boulevard

The Board noted that this item was addressed earlier in the meeting.

Review audit continuance letter and authorize preparation of audit for fiscal year ending May 31, 2026

Mr. LaRue reviewed with the Board an audit engagement continuance letter submitted by McCall Gibson Swedlund Barfoot Ellis PLLC ("MGSBE").

Upon motion by Director Moses, seconded by Director Breaux, and after full discussion, the Board voted unanimously to authorize preparation of audit for fiscal year ending May 31, 2026

Discuss matters related to annexation

The Board recognized Mr. Bain, who discussed with the Board access and improvements to the District's trails by potential future developments on the Bain Tract.

The Board noted that no action was required.

The Board recognized Ms. Evans, who discussed with the Board a request from DPEG BTR Anserra, LP for the District to own and maintain a sanitary sewer line and manhole to be shared by two (2) adjacent properties.

It was the consensus of the Board to deny the request for the District to own and maintain the sanitary sewer line and manhole.

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

[SIGNATURE PAGE FOLLOWS]

PASSED, APPROVED AND ADOPTED this 14th day of July, 2026.


Secretary, Board of Directors

(SEAL)



**FORT BEND COUNTY CLERK'S OFFICE
301 JACKSON
RICHMOND, TX 77469**

CERTIFICATE OF POSTING

THE STATE OF TEXAS }

COUNTY OF FORT BEND }

I, LAURA RICHARD, COUNTY CLERK OF FORT BEND COUNTY, TEXAS DO
HEREBY CERTIFY THAT ON THE 28TH DAY OF **MAY 2026**, I FILED THE
FOREGOING NOTICE OF MEETING IN MY OFFICE.

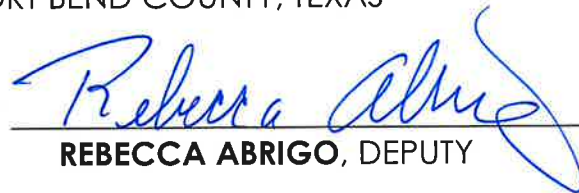
NAME: WILLOW POINT MUD OF FORT BEND AND WALLER COUNTIES

DATE OF MEETING: 06/04/2026 @ 11:30 AM

EXECUTED THIS 28TH DAY OF **MAY, 2026.**

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY


REBECCA ABRIGO, DEPUTY



MAY 28 2026 RA

AGENDA
WILLOW POINT MUNICIPAL UTILITY DISTRICT
OF FORT BEND AND WALLER COUNTIES

Laura Richard
County Clerk Fort Bend Co. Texas

Notice is hereby given that the Board of Directors of Willow Point Municipal Utility District of Fort Bend and Waller Counties will meet in regular session, open to the public, at 1330 Post Oak Boulevard, Suite 2650, Houston, Texas 77056 on Thursday, June 4, 2026, at 11:30 a.m., and via a ZOOM audio/video conference meeting.

To participate in the meeting using ZOOM, the link is

<https://www.zoom.us/join>

Meeting ID: 893 9008 8157

Passcode: 352013

To participate by phone, call: 1 346 248 7799

At the meeting the following items will be considered and acted on:

1. Hear from Public;
2. Consent Agenda:
 - a. Approve minutes from meeting held May 7, 2026;
 - b. Approve Tax Assessor Collector's Report, including review of delinquent taxes and take any action thereon;
 - c. Approve Bookkeeper's Report, including payment of the bills and approving investment report;
 - d. Hear update from Touchstone District Services; and
 - e. Adopt Resolution Regarding Unclaimed Property;
3. Hear Developer's Report and take any action thereon;
4. Hear report from HOA representatives and take any action thereon;
5. Hear Engineer's Report, including:
 - a. authorize the design, advertisement for bids and/or award of construction contracts or concurrence in the award of a contract for the construction of water, sanitary sewer, drainage, and/or road facilities within the District, including:
 - i. approval of advertisement for bids for a construction contract relative to construction of water, sanitary sewer, drainage, and/or road facilities;
 - ii. concurrence in the award of a construction contract relative to construction of water, sanitary sewer, drainage, and/or road facilities;
 - b. status of construction contracts, including the approval of any pay estimates, change orders and/or acceptance of facilities for operation and maintenance purposes;
 - c. acceptance of site and/or easement conveyance for facilities constructed or to be constructed for the District, and the taking of any action in connection therewith; and
6. Hear Operator's Report, including:
 - a. review of delinquent accounts and take any action thereon; and
 - b. consider amendment to Si Environmental Professional Services Contract and take any action thereon;
7. Hear report from Terry's Landscape and take any action thereon;
8. Hear report from Guideline Management Services and take any action thereon; and

9. Hear Attorney's Report, including:
 - a. consider approval of Amendment to Engagement Letter for Yield Restriction and Rebate Calculation Analysis [MRMG];
 - b. discuss Girl Scouts Bronze Award Project request regarding support for installation of Rectangular Rapid Flashing Beacon at intersection of Fielder Village Lane and Kingsland Boulevard and take any action thereon;
 - c. review audit continuance letter and authorize preparation of audit for fiscal year ending May 31, 2026; and
 - d. discuss matters related to Bain tract annexation and take any action thereon.

Pursuant to V.T.C.A., Government Code, Chapter 551, as amended, the Board of Directors may convene in closed session to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, real estate transactions, gifts and donations, security devices and/or economic development negotiations.

EXECUTED this 28th day of May, 2026.

WILLOW POINT MUNICIPAL UTILITY DISTRICT
OF FORT BEND AND WALLER COUNTIES

By: 

Ryan E. LaRue

Sanford Kuhl Hagan Kugle Parker Kahn, LLP

(SEAL)





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OF FORT BEND AND WALLER COUNTIES

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EXECUTED this 28th day of May, 2026.

WILLOW POINT MUNICIPAL UTILITY DISTRICT
OF FORT BEND AND WALLER COUNTIES

By: 
Ryan E. LaRue
Sanford Kuhl Hagan Kugle Parker Kahn, LLP

(SEAL)



CERTIFICATE OF POSTING OF NOTICE OF MEETING

THE STATE OF TEXAS

§

COUNTIES OF FORT BEND AND WALLER

§

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

I, Alejandro Flores, the undersigned, hereby state that I posted the attached Notice of Meeting of the Board of Directors of Willow Point Municipal Utility District at Entrance Sign 1-10 & Arceutha Trail, a location inside the boundaries of the District, on May 29, 2026, at 3:40 o'clock p.m., which time was not less than 3 business days prior to the scheduled time of the meeting.

Alejandro Flores W

AGENDA
WILLOW POINT MUNICIPAL UTILITY DISTRICT
OF FORT BEND AND WALLER COUNTIES

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EXECUTED this 28th day of May, 2026.

WILLOW POINT MUNICIPAL UTILITY DISTRICT
OF FORT BEND AND WALLER COUNTIES

By: 
Ryan E. LaRue
Sanford Kuhl Hagan Kugle Parker Kahn, LLP

(SEAL)



CERTIFICATE OF POSTING OF NOTICE OF MEETING

THE STATE OF TEXAS §

COUNTIES OF FORT BEND AND WALLER §

WILLOW POINT MUNICIPAL UTILITY DISTRICT §

I, Dorothea Sam, the undersigned, hereby state that I posted the attached Notice of Meeting of the Board of Directors of Willow Point Municipal Utility District in the administrative office, 1330 Post Oak Boulevard, Suite 2650, Houston, Texas on May 28, 2026, at 8:47 o'clock a.m., which time was not less than **3 business days** prior to the scheduled time of the meeting.



Dorothea Sam

AGENDA
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OF FORT BEND AND WALLER COUNTIES

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EXECUTED this 28th day of May, 2026.

WILLOW POINT MUNICIPAL UTILITY DISTRICT
OF FORT BEND AND WALLER COUNTIES

By: 
Ryan E. LaRue
Sanford Kuhl Hagan Kugle Parker Kahn, LLP

(SEAL)

