SPRING CREEK UTILITY DISTRICT
Minutes of Special Meeting of Board of Directors
March 31, 2026

The Board of Directors (the "Board") of Spring Creek Utility District (the "District") held a special meeting in person in accordance with the duly posted notice of meeting and the Texas Open Meetings Act. The roll was called of the duly constituted officers and members of said Board, as follows:

Claude Humbert	-	President
Mark Fusca	-	Vice President
Leslie Gourley	-	Secretary
Paul Sterling	-	Assistant Secretary
MJ Dougherty IV	-	Director

All the said members were present, thus constituting a quorum.

Also present were Amber Hurd of Cobb, Fendley & Associates, Inc. (the "District's Engineer"); Lonnie Wright and Claudia Garza of Municipal Operations & Consulting, Inc. (the "District's Operator"); Jonathan Roach, Ray Arce, and Jessica Gentry of Roach & Associates, PLLC (the "District's Attorney"); Calep Estes of Touchstone District Services (the "District's Communications Consultant"); Aric Braddock of ASB Services, Inc. (the "District's Inspector"); Matthew Malmquist of Riley Fuzzel Holdings; and Ryan Nokelby of HDR.

Call to Order: President Humbert called the meeting to order.

PUBLIC COMMENTS

There were no public comments.

DEVELOPMENT UPDATES, INCLUDING 2121 RILEY FUZZEL AND BCS CAPITAL

Mr. Malmquist presented the Astra Commercial Site proposal. Then, he noted that, pursuant to an agreement with the District, RFH would prepay for two (2) years and agree to an appraised evaluation process. Director Fusca inquired about how discrepancies would be handled if RFH's evaluation differed from the valuation determined by the Montgomery County Appraisal District's or if the District's tax rate changed during the applicable period. Mr. Malmquist confirmed that such matters would be negotiable and addressed within the agreement between RFH and the District. The Board then discussed the matter further.

Mr. Malmquist exited the meeting.

WATER RE-USE PROJECTS AND POTENTIAL GRANT FUNDING OPTIONS

Mr. Nokelby provided an overview of the House Bill No. 500 ("HB500") grant program, noting several revisions to the application requirements from those outlined in the draft implementation plan. He explained that HB500 now categorizes eligible entities based on population size and noted that the maximum funding amount available increases according to each population category. Mr. Nokelby further stated that a current Drought Contingency Plan and Water Conservation Plan are required in order to submit the grant application.

STORM WATER MANAGEMENT PROGRAM RENEWAL (MS4)

Mr. Roach noted that Montgomery County Drainage District No. 6 is handling the annual permitting MS4 renewal for the District. After some discussion, Director Sterling motioned to authorize the execution of said renewal. Director Dougherty seconded the motion, which passed unanimously.

SAN JACINTO RIVER AUTHORITY ("SJRA")/LONESTAR GROUNDWATER CONSERVATION DISTRICT ("LSGCD") AND RELATED JOINT WATER FACILITY MATTERS

Director Humbert reported that a meeting had been held with Montgomery County Municipal Utility District Nos. 88, 89, 99, and 94 regarding the proposed surface water line extension project; however, the District was not initially notified of the meeting because the SJRA did not believe the District would be interested in participating. The Board then further discussed the SJRA surface water line extension, including the cost-sharing arrangement with Montgomery County Municipal Utility District No. 94 and the associated feasibility study for the proposed alignment.

Mr. Nokelby exited, Mr. Braddock and Director Sterling temporarily exited the meeting.

Next, Director Humbert reported that the Groundwater Reduction Plan participants' Global Amendment required a response by February 2026; however, because the District received the correspondence after the original deadline, an extension had been granted.

Director Sterling re-entered the meeting.

Ms. Hurd then provided a brief update regarding Water Plant No. 3, noting that the LSGCD well permit letter had been submitted. She confirmed that the District's project has been placed on LSGCD's agenda for April 14, 2026.

Mr. Braddock re-entered the meeting.

WATER SMART EVENT AND ADMINISTRATION BUILDING GRAND OPENING

Director Humbert reported that LSGCD will have a laboratory demonstration setup, children's game activities, and a presentation at the upcoming Water Smart Event. He further noted that the District's Operator will provide a video presentation regarding smart meters and that the District's Engineer will present information concerning water reuse. Director Humbert then stated that the ribbon-cutting ceremony is scheduled to begin at 5:30 p.m. The Board then briefly discussed tickets and stamp procedures related to vendor food at the event.

DRAFT FISCAL YEAR END ("FYE") 2027 BUDGET

The Board discussed potential maintenance items for the FYE 2027 Budget.

PAYMENT OF INVOICES

The Board concurred to approve the rental of tables and chairs for the Water Smart Event.

REVIEW CONSULTANT AND VENDOR CONTRACT OPTIONS

Director Sterling requested that Requests for Proposals ("RFPs") for operations services be issued in order to ensure the District is receiving competitive market pricing for such services.

EXECUTIVE SESSION PURSUANT TO TEXAS GOVERNMENT CODE, SECTIONS 551.071, 551.074, ET. SEQ.

The Board did not enter an executive session.

DISCUSS PENDING BUSINESS AND MATTERS FOR FUTURE AGENDAS

The Board discussed agenda items for the upcoming Joint Facilities Advisory Committee ("JFAC") meeting on April 8, 2026.

Mr. Wright exited the meeting.

REVIEW CONSULTANT AND VENDOR CONTRACT OPTIONS CONTINUED

After discussion, Director Sterling motioned to authorize issuance of RFPs for operations services. Director Gourley seconded the motion, which passed four-to-one (4-1) with Director Fusca opposed.

DISCUSS PENDING BUSINESS AND MATTERS FOR FUTURE AGENDAS CONTINUED

The Board concurred to reconvene for a special JFAC meeting on April 8, 2026, at 6:30 p.m. and for the next regular meeting on April 20, 2026, at 5:00 p.m. There being no further business to discuss, Director Gourley motioned to adjourn the meeting. Director Sterling seconded the motion, which passed unanimously.

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Passed and approved this 18th day of May 2026.

/s/ Leslie Gourley
Secretary, Board of Directors

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