SPRING CREEK UTILITY DISTRICT
Minutes of Meeting of Board of Directors
April 20, 2026

The Board of Directors (the "Board") of Spring Creek Utility District (the "District") held its regular monthly meeting 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 Monica Pena of Utility Tax Service, LLC (the "District's Tax Assessor"); Amber Hurd of Cobb, Fendley & Associates, Inc. (the "District's Engineer"); Lonnie Wright, Claudia Garza, and Dale DeLatte of Municipal Operations & Consulting, Inc. (the "District's Operator"); Jonathan Roach and Jessica Gentry of Roach & Associates, PLLC (the "District's Attorney"); Brian Desilets and Eric Gonzalez of Clarity Consulting Corporation (the "District's Bookkeeper"); Aric Braddock of ASB Services, Inc. (the "District's Inspector"); Calep Estes of Touchstone District Services (the "District's Communications Consultant"); Lindsay Adams of BCS Capital Group ("BCS"); Anthony Cerda and Lindsey DeLong, members of the public.

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

PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA: MINUTES

The Board considered approval of the regular meeting minutes from March 16, 2026. After some discussion, Director Gourley motioned to approve the March 16, 2026, regular meeting minutes, subject to revisions. Director Sterling seconded the motion, which passed unanimously.

CONSENT AGENDA: CONSULTANT REPORTS

Following discussion, Director Sterling motioned to approve the following consultant reports: (1) Garbage Collection Report, attached hereto as **Exhibit "A"**; (2) Tax Assessor's Report, attached hereto as **Exhibit "B"**; and (3) Communications Report, attached hereto as **Exhibit "C"**. Director Gourley seconded the motion, which passed unanimously.

Ms. Pena exited the meeting.

CONSENT AGENDA: COMMITTEE REPORTS

1. Budget & Finance Committee. Director Humbert noted that the committee has not met yet.

2. Development Committee. Ms. Hurd reported that CenterPoint Energy has provided an initial overhead pole relocation layout and stated that the District's Engineer is currently in the final layout approval phase. She noted that, once approved, the realignment work will be estimated and scheduled following payment of the required fee. Ms. Hurd further reported that the utility extension plan set was previously submitted to Montgomery County (the "County") and is currently awaiting issuance of the final no-objection letter from the County Engineering Department and the applicable Precinct. She stated that the County Engineering Department has requested that BCS record a final plat prior to issuing the no-objection letter for the project and noted that coordination efforts between the County and BCS are ongoing. Ms. Hurd further stated that the District's Engineer has compiled the pond expansion and utility extension contracts and is currently coordinating with BCS regarding the allocation of costs associated with the District's planned maintenance work being performed in conjunction with the reimbursable development-related work items.

   Ms. Adams exited the meeting.

3. Park/Admin Building Committee. Mr. Roach reported that Lockeridge Farms Homeowners Association ("HOA") inquired about using the District's Administrative Building for its annual meeting. He stated that the District's Attorney could prepare a simple letter agreement for the HOA's use of the facility until the Administrative Building Committee has had an opportunity to review and finalize the District's rules and regulations governing building usage. After discussion, the Board concurred to allow the HOA to use the District's Administrative Building for its annual meeting. Next, Mr. Braddock noted that he had received a complaint from a resident regarding paint being drained into the pond.

4. Communications Committee. Director Humbert reported that the District's newsletter was issued earlier in the month and noted that all Directors participated in the Water Smart Event held on April 7, 2026.

BOOKKEEPER'S REPORT

Mr. Desilets presented the Bookkeeper's Report, attached hereto as **Exhibit "D"**. After some discussion, Director Gourley motioned to approve the Bookkeeper's Report and payment of invoices. Director Fusca seconded the motion, which passed unanimously.

ENGAGE AUDITOR TO PREPARE THE FISCAL YEAR END ("FYE") APRIL 30, 2026, AUDIT (*MGSBE EVERGREEN*)

This item was deferred.

RESOLUTION AUTHORIZING ADDITIONAL PENALTY ON DELINQUENT REAL PROPERTY TAXES

Mr. Roach advised that, pursuant to the Texas Property Tax Code, the District could impose an additional penalty of up to 20% on delinquent real property taxes as of July 1st of each year and that the penalty is essentially to cover the costs of collections by the District's Attorney. After no questions or discussion, Director Sterling motioned to maintain the previously approved additional twenty percent (20%) penalty as authorized for 2023 and subsequent years and authorize the District's Attorney to proceed with the usual statutory/contractual twenty percent (20%) additional penalty to be effective July 1, 2026. Director Gourley seconded the motion, which passed unanimously.

ENGINEER'S REPORT

Ms. Hurd presented the Engineer's Report, attached hereto as **Exhibit "E"**. She requested additional authorization to survey the flowlines of the outfall box culvert at the Walmart Detention Pond. Ms. Hurd, then reported that the District's Engineer is currently awaiting comments from the County regarding the Fox Run Drainage project. She next presented cost estimates for the various pavement repair alternatives. After discussion, the Board concurred to proceed with Option 3, consisting of full concrete pavement replacement along Leichester Drive, at an estimated cost of $7,558,592.56.

Ms. Hurd further reported that the water quality sample results and the final screen-setting recommendations for Water Plant No. 3 have been received and approved. She stated that gutters have been installed on the building and noted that the District's Engineer and Operator attended the Lonestar Groundwater Conservation District's meeting held on April 14, 2026, regarding the proposed well permit, which was subsequently approved. She then presented Pay Estimate No. 9 in the amount of $90,501.75, payable to Schier Construction Company, Inc., for Board approval.

Ms. Hurd next reported that W.W. Payton Corporation ("WWP") has completed portions of the concrete drive areas associated with the Reclaimed Water Treatment project in coordination with the District's Inspector and the sludge hauling schedule. She stated that the project equipment is scheduled for delivery during the week, after which installation of the underground piping will commence. Ms. Hurd then recommended that the chlorine and dichlorination systems be revised from gas systems to a bleach system. She presented an amendment to the contract with the District's Engineer and Change Order No. 3 in the amount of $65,000.00, payable to WWP, for Board consideration.

After discussion, Director Fusca motioned to approve: (1) the Engineer's Report; (2) the additional authorization requested for the Walmart Detention Pond flowline survey; (3) Pay Estimate No. 9; (4) the amendment to the contract with the District's Engineer; and (5) Change Order No. 3. Director Gourley seconded the motion, which passed unanimously.

OPERATOR'S REPORT

Mr. Wright presented the Operator's Report, attached hereto as **Exhibit "F"**. He then presented the delinquent cut-off list, noting one account involving a leak at a residence that had gone undetected for approximately two (2) months due to a meter endpoint issue associated with Badger Meter. The Board discussed potential actions regarding the matter moving forward.

Mr. Wright next presented the America's Water Infrastructure Act ("AWIA") proposal, noting that the report must be submitted by June 30, 2026. After discussion, Director Gourley motioned to approve the AWIA proposal. Director Fusca seconded the motion, which passed unanimously.

Mr. Wright then presented the Red Flag Policy report, noting that no incidents have been reported. He further explained the Consumer Confidence Report ("CCR") requirements to the Board and requested authorization to prepare and file the CCR as required. After no additional discussion or questions, Director Sterling moved to authorize the District's Operator to prepare and file the CCR. Director Fusca seconded the motion, which carried unanimously.

After no further discussion, Director Fusca motioned to approve the Operator's Report, including the delinquent cut-off list. Director Sterling seconded the motion, which passed unanimously.

INSPECTOR'S REPORT

Mr. Braddock presented the Inspector's Report, attached hereto as **Exhibit "G"**. He then presented a proposal from Authentic Mowing Services regarding a proposed increase in service pricing. After discussion, Director Sterling motioned to approve the proposal. Director Gourley seconded the motion, which passed unanimously. After no further discussion, Director Gourley motioned to approve the Inspector's Report. Director Fusca seconded the motion, which passed unanimously.

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

The Board entered an executive session at 7:36 p.m. with the District's Attorney and Bookkeeper.

RECONVENE IN OPEN SESSION AND AUTHORIZE ANY ACTION RESULTING FROM EXECUTIVE SESSION

The Board reconvened in an open session at 7:54 p.m.

Director Fusca motioned to authorize: (1) the solicitation of crime insurance policy prpposals from multiple insurance carriers; and (2) the District's Bookkeeper to file a report with Sergeant Carswell, as discussed during executive session. Director Gourley seconded the motion, which passed unanimously.

JOINT FACILITIES ADVISORY COMMITTEE ("JFAC") MATTERS

There was nothing new to report.

DIRECTORS REPORT

Mr. Roach reported that HDR had provided a Master Services Agreement and advised that the District's Attorney had submitted comments to HDR for review. He further stated that a pricing proposal had been received for the grant application, noting that HDR would charge an amount not to exceed $17,500.00 for such services. The Board then discussed the matter further.

Messrs. Desilets and Gonzalez exited the meeting.

After discussion, Director Humbert motioned to proceed with HDR for grant-related services. Director Fusca seconded the motion, which passed three-to-two (3-2), with Directors Gourley and Dougherty opposed.

REVIEW CONSULTANT AND VENDOR CONTRACT OPTIONS

Director Sterling proposed that the District issue Requests for Proposals ("RFPs") to garbage collection companies. After discussion, Director Sterling motioned to authorize issuance of RFPs. Director Dougherty seconded the motion, which failed. Following further discussion, Director Sterling motioned to authorize the District's Attorney to review garbage collection rates within the area. Director Dougherty seconded the motion, which passed unanimously.

ATTORNEY'S REPORT

Director Fusca motioned to approve the District's Dropbox license for a one-year term. Director Gourley seconded the motion, which passed unanimously. Mr. Roach then reported that the National Special Districts of America is proposing that national legislators designate May 6, 2026, as National Special Districts Day. After discussion, Director Gourley motioned to approve a Resolution supporting the designation of May 6, 2026, as National Special Districts Day. Director Fusca seconded the motion, which passed unanimously.

DISCUSS PENDING BUSINESS AND MATTERS FOR FUTURE AGENDAS CONTINUED

The Board concurred to reconvene for a special meeting on April 29, 2026, at 5:30 p.m., and their next regular meeting on May 18, 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

[SEAL]

LIST OF EXHIBITS

Exhibit A – Garbage Collection Report
Exhibit B – Tax Assessor's Report
Exhibit C – Communications Report
Exhibit D – Bookkeeper's Report
Exhibit E – Engineer's Report
Exhibit F – Operator's Report
Exhibit G – Inspector's Report