

SPRING CREEK UTILITY DISTRICT
Minutes of Meeting of Board of Directors
March 16, 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 Lita Lemus 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*, Ray Arce, 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”); Paul Cote of Montgomery County Municipal Utility District No. 89 (“MC89”); Patrick Bryne and Lindsay Adams of BCS Capital Group (“BCS”); Anthony Cerda and Lindsey DeLong, who entered later in the meeting, members of the public. [*Remote Attendees].

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

PUBLIC COMMENTS

Mr. Cote noted that MC89 has started the land acquisition process for the San Jacinto River Authority (“SJRA”) pipeline.

Messrs. Arce and Braddock temporarily exited the meeting.

REVIEW SERIES 2026 BONDS AND RELATED MATTERS

Mr. Roach noted that the Series 2026 Bonds closed on February 26, 2026. He then presented the Resolution Authorizing Use of General Operating Funds with Capital Project Funds for approval. After some discussion, Director Fusca motioned to approve said resolution. Director Gourley seconded the motion, which passed unanimously.

Mr. Arce re-entered the meeting.

CONSENT AGENDA: MINUTES

The Board considered approval of the special meeting minutes from January 28, 2026, and regular meeting minutes from February 16, 2026. After some discussion, Director Humbert motioned to approve the January 28, 2026, special meeting minutes and the February 16, 2026, regular meeting minutes. Director Gourley seconded the motion, which passed unanimously.

Mr. Braddock re-entered the meeting.

CONSENT AGENDA: CONSULTANT REPORTS

Following discussion, Director Gourley motioned to approve the following consultant reports: (1) Garbage Collection Report, attached hereto as Exhibit “A”; (2) Security Report, attached hereto as Exhibit “B”; (3) Tax Assessor’s Report, attached hereto as Exhibit “C”; and (4) Communications Report, attached hereto as Exhibit “D”. Director Sterling seconded the motion, which passed unanimously. Next, Mr. Arce reported that Montgomery County (the “County”) has filed suit against a delinquent property owner and has requested the District’s intervention. After some discussion, Director Sterling motioned to authorize the District’s Attorney to submit an intervention letter on behalf of the District. Director Gourley seconded the motion, which passed unanimously.

CONSENT AGENDA: COMMITTEE REPORTS

1. Budget & Finance Committee. Director Humbert noted that the District’s Bookkeeper had sent an email regarding schedules to discuss the Fiscal Year Ending (“FYE”) 2027 Operating Budget.
2. Development Committee. Ms. Hurd provided an update on the BCS annexation process. She reported that the District’s Engineer had advertised two (2) projects for bid and received multiple bids. Ms. Hurd recommended awarding both projects to King Construction, noting that their bid for the pond project totaled \$1,644,018.00, and their bid for the utility expansion project totaled \$511,599.00. The Board then engaged in discussion regarding the bids, the responsibilities of BCS, and the contract between BCS and the District. After the discussion, Director Gourley, seconded by Director Sterling, the Board voted unanimously to authorize BCS to assume the contracts with King Construction on behalf of the District and to approve the award of the two (2) aforementioned projects to King Construction.
3. Communications Committee. Director Humbert reported that Mr. Estes has been working on revamping the District’s website and preparing the District’s newsletter for distribution later this month.
4. SJRA Committee. Director Humbert discussed the settlement agreements, noting that other districts have received correspondence from SJRA, while the District was not included. He expressed concern that the District is not receiving important communications from the SJRA despite its regular involvement.

Mr. Bryne and Ms. Adams exited the meeting.

BOOKKEEPER'S REPORT

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

RESEARCH UNCLAIMED PROPERTY, PROVIDE NOTICE TO UNCLAIMED PROPERTY OWNERS, AND FILE REPORT

Mr. Roach explained the purpose and statutory requirements for filing an annual unclaimed property report. Director Fusca, seconded by Director Gourley, moved to file the unclaimed property report. The motion passed unanimously.

SALES TAX REPORT AND STRATEGIC PARTNERSHIP AGREEMENT ("SPA") UPDATES

There was nothing new to report.

ENGINEER'S REPORT

Ms. Hurd presented the Engineer's Report, attached hereto as **Exhibit "F"**. She reported that Montgomery County Municipal Utility District No. 94 ("MC94") has expressed interest in cost-sharing the water modeling effort for a future shared transmission line associated with the SJRA Surface Waterline. After some discussion, the Board concurred to cost-share fifty percent (50%) of the associated costs with MC94. Next, Ms. Hurd presented a proposal for the one-time setup fee and annual software license fees for an online Geographic Information System ("GIS") portal, for the Board's consideration. She noted that the system is not publicly accessible and that the District would have one (1) viewer login license. After discussion, Director Sterling motioned to approve the setup fees for the online GIS portal. Director Fusca seconded the motion, which passed unanimously.

Ms. Lemus exited the meeting.

Ms. Hurd reported that, upon further investigation of the proposed drill site for Well No. 4, it was determined that the mineral rights are owned by more than forty (40) individuals, both living and deceased, rendering the site infeasible for the proposed water well. After discussion, Director Sterling moved to authorize the District to send letters to the mineral rights owners requesting permission to drill. Director Gourley seconded the motion, which passed unanimously.

Mr. Cote exited the meeting.

Next, Ms. Hurd presented lighting options for the District's consideration for the sign at the front of the District Building and the serving window at the rear of the building. She then presented

Change Order No. 9 in the amount of \$5,578.00, payable to Grossman Design Build (“GDB”), as well as Change Order No. 10 in the amount of \$1,663.00, also payable to GDB, for Board approval. After discussion, Director Sterling moved to approve Change Order No. 10. Director Fusca seconded the motion, which passed unanimously.

Ms. Hurd then reported that the well driller has demobilized from Water Plant No. 3 and is awaiting final water quality samples, which are expected by the end of this month. She noted that the final screen-setting recommendation would be confirmed upon receipt of the water-quality results. She further reported that Schier Construction Company, Inc. (“SCC”) is coordinating with CenterPoint regarding the location of electrical service. Ms. Hurd then presented Change Order No. 3 in the amount of \$89,505.00 payable to SCC, noting that it includes additional electrical items as requested by the District’s Inspector, as well as gutters for the Motor Control Center building. She also presented Pay Estimate No. 8 in the amount of \$510,962.25, payable to SCC, for Board approval. After discussion, Director Sterling motioned to approve: (1) Change Order No. 3; and (2) Pay Estimate No. 8. Director Gourley seconded the motion, which passed unanimously.

Finally, Ms. Hurd reported that the District’s Engineer and Operator met with the General Manager of the Lonestar Groundwater Conservation District’s (“LSGCD”) on February 24, 2026, to further discuss the proposed well permit. She noted that a response letter addressing the questions posed has been prepared and requires Board authorization. After discussion, the Board concurred to authorize the letter to be sent on the District’s letterhead to LSGCD. There being no further discussion, Director Sterling motioned to approve the Engineer’s Report. Director Gourley seconded the motion, which passed unanimously.

OPERATOR’S REPORT

Mr. Wright presented the Operator’s Report, attached hereto as **Exhibit “G”**. After some discussion, Director Gourley motioned to approve the Operator’s Report, including the delinquent cut-off list. Director Fusca seconded the motion, which passed unanimously.

INSPECTOR’S REPORT

Mr. Braddock presented the Inspector’s Report, attached hereto as **Exhibit “H”**, noting that Centerpoint had approved the pole location to provide power to the proposed weather head from the transformer at the Leichester gate. He stated that the cost to install an 18-inch pole with a weather head, disconnect, breaker panel with receptacle, and 350 feet of service line in conduit to the gate operator is \$8,500.00. After discussion, Director Gourley motioned to approve the proposed quote. Director Sterling seconded the motion, which passed unanimously. Next, Mr. Braddock presented three (3) quotes for additional cameras and security at the Wastewater Treatment Plant gate. After further discussion, Director Sterling moved to approve the three (3) presented quotes. Director Fusca seconded the motion, which passed unanimously. After 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 into executive session at 7:23 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 open session at 7:28 p.m.

Mr. Gonzalez exited the meeting.

JOINT FACILITIES ADVISORY COMMITTEE ("JFAC") MATTERS

The Board discussed various items to be added to the JFAC special meeting agenda.

DIRECTORS REPORT

Director Humbert reported that he and Director Gourley attended the Region 6 Flood Planning Group Open House in Conroe. He further reported that he met with a representative from HDR, an engineering firm specializing in grant funding. Mr. Roach then presented and explained House Bill No. 500 and the associated Texas Water Development Board grant program, noting that the District's Attorney has previously worked with HDR on other grant-funded projects. Director Humbert reviewed the grant information and applicable deadlines and suggested that the District consider submitting the water reuse plant extension project for funding. Mr. Roach then presented a Master Services Agreement with HDR for grant services. After discussion, Director Fusca moved to approve the Master Services Agreement with HDR, subject to legal review. Director Sterling seconded the motion, which passed unanimously.

Mr. Desilets exited the meeting.

ATTORNEY'S REPORT

After some discussion, Director Fusca motioned to approve the reimbursement to Fieldhouse, as discussed in executive session. Director Gourley seconded the motion, which passed unanimously.

2026 DIRECTORS ELECTION MATTERS

Mr. Roach presented the Order Declaring Candidates Elected and Canceling the May 2, 2026, Directors Election (the "Order"), a copy of which is attached hereto as Exhibit "I". He advised that the election may be canceled as all incumbent candidates were unopposed. Upon motion by Director Gourley, seconded by Director Sterling, the Board voted unanimously to adopt the Order.

INSPECTOR'S REPORT CONTINUED

Mr. Braddock reported that an additional soccer goal is needed and presented a quote in the amount of \$9,428.10 for the purchase of two (2) soccer goals, noting that a 50% deposit is required at this time. After discussion, the Board concurred to purchase the soccer goals.

DISCUSS PENDING BUSINESS AND MATTERS FOR FUTURE AGENDAS CONTINUED

The Board had a brief discussion regarding the Grand Opening and the Water Smart Event on April 7, 2026. The Board concurred to reconvene for their 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 20th day of April 2026.

/s/ Leslie Gourley
Secretary, Board of Directors

[SEAL]



LIST OF EXHIBITS

- Exhibit A - Garbage Collection Report
- Exhibit B - Security Report
- Exhibit C - Tax Assessor's Report
- Exhibit D - Communications Report
- Exhibit E - Bookkeeper's Report
- Exhibit F - Engineer's Report
- Exhibit G - Operator's Report
- Exhibit H - Inspector's Report
- Exhibit I - Order Declaring Candidates Elected and Cancellation of the May 2, 2026, Directors Election