MINUTES
EMERALD FOREST UTILITY DISTRICT

May 14, 2026

The Board of Directors (the "Board") of Emerald Forest Utility District (the "District") met in regular session, open to the public, on the 14th day of May, 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

DeWayne High	President
Bobby G. Dillard	Vice President
William B. Schmidt	Secretary
Bobby Shepherd	Director
Robert M. Kimball	Assistant Secretary

and all of the above were present except Director Dillard thus constituting a quorum.

Also present at the meeting either in person or via teleconference were Sergeant William Greer of the Harris County Sheriff's Office; Danae Dehoyos of Touchstone District Services; Luly Stripling of District Data Services, Inc.; Erik Spencer of Vogler & Spencer Engineering, Inc. ("VSE"); Scott Barr of Regional Water Corporation ("RWC"); Debbie Arellano of Bob Leared Interests ("Bob Leared"); Katie Sherborne and Jessica Richardson of Allen Boone Humphries Robinson LLP ("ABHR"); Scott Lambaria and Richard Cholakian, District homeowners; and Tammy Straps, a member of the public.

SECURITY MATTERS

The Board reviewed the monthly activity report from Harris County Sheriff's Office, a copy of which is attached.

Sergeant Greer updated the Board regarding updating patrol schedules in the District.

PUBLIC COMMENTS

Mr. Labaria addressed the Board regarding ongoing storm sewer drainage issues in the Cypress Glen neighborhood, sharing photos of the street flooding after a recent rain event.

Next, Mr. Spencer reviewed a plat of the District showing the drainage lines in Cypress Glen. He noted that the 12" private drainage line for the area is question appears to be severely clogged. The Board discussed possible options for helping alleviate the drainage issues, including the possibility of cleaning out the drainage line.

Following discussion, the Board directed Mr. Spencer to further discuss the matters with Harris County.

2026 DIRECTORS ELECTION

APPROVE AND DISTRIBUTE CERTIFICATES OF ELECTION

The Board considered approving a Certificate of Election, reflecting the election of Dewayne High, William B. Schmidt, and Bobby Shepherd to the Board of the District, each for a four-year term. After review and discussion, Director Schmidt moved to approve the Certificate of Election and the distribution of same and direct that the Certificate of Election be filed appropriately and retained in the District's official records. Director Kimball seconded the motion, which passed unanimously.

APPROVE DIRECTORS' SWORN STATEMENTS, OFFICIAL BONDS, AND OATHS OF OFFICE

Ms. Sherborne reviewed the Sworn Statements and Oaths of Office for Directors High, Schmidt, and Shepherd. After review and discussion, Director Schmidt moved to approve the Sworn Statements and Oaths of Office and direct that the documents be filed appropriately and retained in the District's official records, and that the Oaths of Office be filed with the Secretary of State, as required by law. Director Kimball seconded the motion, which passed unanimously.

REORGANIZE BOARD AND AUTHORIZE EXECUTION OF DISTRICT REGISTRATION FORM

The Board considered reorganizing. Following discussion, Director Schmidt moved to organize the Board as follows:

DeWayne High	President
Bobby G. Dillard	Vice President
William B. Schmidt	Secretary
Bobby Shepherd	Assistant Vice President
Robert M. Kimball	Assistant Secretary

Director Kimball seconded the motion, which passed unanimously.

The Board then considered authorizing filing of an updated District Registration Form with the Texas Commission on Environmental Quality ("TCEQ"), reflecting the newly elected directors and the reorganization of the Board. Following review and discussion, Director Schmidt moved to authorize filing of the updated District Registration Form with the TCEQ and direct that the District Registration Form be filed appropriately and retained in the District's official records. Director Kimball seconded the motion, which passed unanimously.

OPEN MEETINGS ACT AND PUBLIC INFORMATION ACT TRAINING

Ms. Sherborne reviewed a memorandum from ABHR regarding the Texas Open Meetings Act and Texas Public Information Act training requirements, a copy of which is attached.

CONFLICT OF INTEREST DISCLOSURE AND LIST OF LOCAL GOVERNMENT OFFICERS

Ms. Sherborne reviewed Chapter 176 of the Texas Local Government Code, which requires directors and consultants to disclose certain conflicts of interest. She also reviewed the List of Local Government Officers. After discussion, Director Schmidt moved to approve the updated List of Local Government Officers and direct it be filed appropriately and retained in the District's official records. Director Kimball seconded the motion, which passed unanimously

CYBERSECURITY AND ARTIFICAL INTELLIGENCE TRAINING

Ms. Sherborne reviewed a memorandum regarding annual cybersecurity and artificial intelligence training requirements for local government employees and elected and appointed officials. She stated that the required training should be completed and reported to ABHR prior to the August 31st deadline for reporting compliance to the Texas Department of Information Resources ("DIR"). After review and discussion, the Board directed the required persons to complete their certified training programs and report their completion to ABHR for reporting to DIR by August 31st.

APPROVE MINUTES

The Board considered approving the minutes of the April 9, 2026, regular meeting. After review and discussion, Shepherd moved to approve the minutes of the April 9, 2026, regular meeting. Director Schmidt seconded the motion, which passed unanimously.

WEBSITE AND COMMUNICATION MATTERS

Ms. Dehoyos presented and reviewed the website and communication report, a copy of which is attached. She discussed upcoming postings to the District website. Following discussion, the Board requested that a text alert be sent out to District customers regarding non-flushable items in addition to the website posting regarding the same.

GARBAGE COLLECTION MATTERS

There was no discussion regarding garbage collection matters.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Arellano presented the monthly tax report, including the delinquent tax roll, a copy of which is attached. She stated that 97.0% of the District's 2025 taxes were collected as of April 30, 2026. Ms. Arellano reported that the District's 2026 preliminary assessed value, as determined by Harris County Appraisal District is $872,297,090, which she noted is a 5.92% increase from the previous year.

Next, discussion ensued regarding reimbursement of land value to Jackson-Shaw Company. Ms. Arellano noted that Bob Leared is looking into the value of the personal property accounts associated with the reimbursement.

After discussion, Director Schmidt moved to approve the tax report and payment of the tax bills. Director Shepherd seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Stripling presented and reviewed the bookkeeper's report, including the District's investments and the budget comparison, submitted the bills for payment, and the quarterly investment report. After review and discussion, Director Schmidt moved to approve the bookkeeper's report and payment of the bills. Director Kimball seconded the motion, which passed unanimously. A copy of the bookkeeper's report is attached.

DETENTION POND MAINTENANCE MATTERS

The Board discussed maintenance of the Schroeder Oaks detention pond. Ms. Sherborne reported that no response has been received from Harris County Flood Control District ("HCFCD") regarding the District's request to regrade the bottom of the detention pond and remove the tree stumps that have been left in the pond basin.

Next, the Board reviewed three proposals from Growth Services, Inc. ("GSI") for the following:

1. Annual landscaping maintenance of District ponds and channels in the amount of $31,860.00;
2. Cypress Creek Parkway landscape maintenance in the amount of $30,166.00; and
3. Amazon Ponds landscape maintenance in the amount of $80,610.00.

Following review and discussion, Director Schmidt moved to approved the GSI proposals as presented. Director Kimball seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES

Mr. Barr presented the operations report from RWC, a copy of which is attached. He stated that water accountability for the prior billing cycle was 85.1%. Mr. Barr reported on routine maintenance and repair items performed in the District, including the status of the District's semi-annual fire hydrant repairs and the District's valve survey repairs.

Mr. Barr reported that the preparation of the District's water loss audit is complete and that the audit has been filed appropriately.

Mr. Barr presented an updated water rate analysis, including a commercial water rate analysis, a copy of which is attached. Following review and discussion, the Board determined to defer action on the analysis, pending additional review.

Mr. Barr updated the Board on the status of the bacteriological testing and monitoring required by the ("TCEQ") as part of the conditional approval for the water well exception request. Mr. Spencer noted that VSE has submitted a twelve-month report to the TCEQ reflecting no excursions.

After review and discussion, Director Schmidt moved to approve the operator's report. Director Shepherd seconded the motion, which passed unanimously.

HEARING REGARDING TERMINATION OF WATER AND SEWER SERVICE

The Board conducted a hearing on the termination of water and sewer service to delinquent accounts. Mr. Barr stated that the residents on the list were delinquent in payment of their water and sewer bills and had been given written notification prior to the meeting of the opportunity to appear before the Board to explain, contest, or correct the utility service bills and to show reason for nonpayment, all in accordance with the District's Rate Order. After discussion, Director Schmidt moved that, because the customers on the list were neither present at the meeting nor had presented any written statement on the matter, water and sewer service for accounts totaling $10 or more would be terminated the following week in accordance with the District's Rate Order, except (i) accounts in compliance with payment agreements, and (ii) commercial accounts, which are to be contacted first by RWC and then terminated the following Tuesday if payment has not been received, subject to confirmation that the date of the Board meeting included in the delinquent notice was correct. Director Shepherd

ANNUAL REPORT ON IMPLEMENTATION OF WATER CONSERVATION PLAN

No action was needed regarding this matter.

APPROVE CONSUMER CONFIDENCE REPORT

Mr. Barr stated that, once complete, he will send the District's 2025 CCR to the Board for review before posting to the District's website. After discussion, Director Schmidt moved to approve the CCR, subject to final review, and authorize distribution of the CCR to District customers and filing of the certificate of delivery with the TCEQ. Director Shepherd seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Spencer presented and reviewed the engineer's report, a copy of which is attached.

FEASIBILITY STUDIES, PLAN REVIEWS, AND SERVICE REQUESTS

Mr. Spencer updated the Board on the status of the pending plan reviews and service requests, as reflected in his report.

Mr. Spencer updated the Board on VSE's coordination with the three businesses on FM 1960 on connecting to the District's utility system.

Mr. Spencer stated he had nothing new to report regarding the proposed relocation of the District's water line and force main along Cypress North Houston by Harris County.

SANITARY SEWER EXTENSION TO SERVE 21-ACRE TRACT

Mr. Spencer stated he had nothing new to report regarding the QuikTrip gas station and Bubble Bath car wash proposed to be developed on a 21-acre tract located at the intersection of Mills Road and F.M. 1960.

STORM SEWER ANALYSIS OF CYPRESS GLEN COMMUNITY

There was no additional discussion regarding the storm sewer drainage analysis of the Cypress Glen community facilities.

EMERGENCY REPAIR TO SANITARY SEWER MANHOLE

Mr. Spencer updated the Board regarding Sanitary Manhole 39, noting that the existing manhole's interior concrete has largely collapsed due to corrosion. He stated that the TCEQ approved the District's application submitted by VSE to proceed with the emergency repair project by negotiated bid. Mr. Spencer reported that Right Solutions is making the emergency repair at a cost of approximately $76,825.00.

GENERATOR REPLACEMENT PROJECT FOR WASTEWATER TREATMENT PLANT, WATER PLANT NO. 3, AND GREEN CREEK LIFT STATION

Mr. Spencer updated the Board on the generator replacement project for the wastewater treatment plant, water plant no. 3, and Green Creek lift station.

SANITARY SEWER CLEANING AND TELEVISING OF TURTLE LAKES SECTIONS 1 AND 2 AND TURTLE HILL VILLAGE

Mr. Spencer updated the Board on the status of the Turtle Lakes Sections 1 & 2 and Turtle Hill Village project. He presented and recommended payment of Change Order No. 1 in the amount of $16,160.00, for unexpected heavy cleaning needed to the line payable to Amar Contractors. LLC. Following review and discussion, Director Schmidt moved to approve Change Order No. 1 in the amount of $16,160.00. Director Shepherd seconded the motion, which passed unanimously.

LINNFIELD DETENTION POND REHABILITATION

Mr. Spencer updated the Board on the Linnfield detention pond rehabilitation project. He stated that the Notice to Proceed will be issued for March 16, 2026. He presented and recommended payment of Pay Application No. 2 in the amount of $134,797.50 payable to Silt Solutions, Inc. Following review and discussion, Director Schmidt moved to approve Pay Application No. 2 in the amount of $134,797.50. Director Shepherd seconded the motion, which passed unanimously.

LIFT STATION NO. 2

Mr. Spencer updated the Board on lift station no. 2 project. He stated that V&S has submitted a survey and metes and bounds description for preparation of an easement with Cy Fair Independent School District.

SCHROEDER OAKS LIFT STATION NO. 3 FENCING

Mr. Spencer reported that VSE continues to review additional options for construction of Lift Station No. 3 fencing due to the location of the electrical lines. Mr. Spencer noted that the design for the fence would encroach on a portion of the Schroeder Oaks Village Homowners Association's ("Schroeder Oaks HOA") property and discussed the possibility of swapping certain District property for the Schroder Oaks HOA property adjacent to the Lift Station No. 3 site. After discussion, the Board directed Mr. Spencer to approach the Schroeder Oaks HOA regarding the matter.

UPDATE REGARDING EXCEPTION REQUESTS FROM TCEQ AND COMPLIANCE WITH ENFORCEMENT ORDER

There was no additional discussion regarding this matter.

FIVE-YEAR CAPITAL IMPROVEMENT PLAN

Mr. Spencer updated the Board on updates to the District's five-year Capital Improvement Plan, including the water plant no. 3 motorized and pedestrian gates. He presented an invoices from National Fence Company ("NFC") in the amount of $11,251.00. Following discussion, Director Schmidt authorize payment of the invoice from NFC in the amount of $11,251.00. Director Shepherd seconded the motion, which passed unanimously.

DEEDS, EASEMENTS, AND/OR CONSENTS TO ENCROACHMENT

There was no discussion on this agenda item.

ANNEXATION AGREEMENT

There was no discussion on this agenda item.

OTHER ENGINEERING MATTERS

Mr. Spencer reported that V&S continues to look into possible interconnect options for the District.

ATTORNEY'S REPORT

Ms. Sherborne stated she had nothing additional to report.

RENEWAL OF ELECTRICITY CONTRACT

Ms. Sherborne reported that the District's current contract with Just Energy will expire July 31, 2026. She presented a proposal from Direct Energy, who provides electricity for all other District meters, to provide service to the one meter currently served by Just Energy for a period of forty-six months. Following review and discussion, Director Schmidt moved to approve the proposal from Direct Energy. Director Shepherd seconded the motion, which passed unanimously.

DISCUSS MEETING SCHEDULE

The Board discussed its meeting schedule and concurred to not hold a special meeting in the month of May and to next meet on June 11 2026.

There being no further matters to come before the Board, the meeting was adjourned.

Secretary, Board of Directors

(SEAL)

LIST OF ATTACHMENTS TO MINUTES