

MINUTES
EMERALD FOREST UTILITY DISTRICT

August 14, 2025

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 August, 2025, 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
Donald F. Brooks	Asst. Vice President
Robert M. Kimball	Assistant Secretary

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

Also present at the meeting were Danae Dehoyos of Touchstone District Services ("Touchstone"); 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; Jennifer Vossler of McCall Gibson Swedlund Barfoot PLLC ("McCall"); and Katie Sherborne and Jessica Richardson of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no members of the public who wished to address the Board.

APPROVE MINUTES

The Board considered approving the minutes of July 10, 2025, and July 22, 2025, regular meetings. After review and discussion, Director Dillard moved to approve the minutes of the July 10, 2025, and July 22, 2025, regular meetings. Director Kimball 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 stated that Touchstone will prepare a notice regarding the 2025 tax rate recommendation calculation.

GARBAGE COLLECTION MATTERS

There was no discussion regarding garbage collection matters.

SECURITY MATTERS, INCLUDING APPROVE INTERLOCAL AGREEMENT FOR LAW ENFORCEMENT SERVICES WITH HARRIS COUNTY

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

The Board then considered approving an Interlocal Agreement for Law Enforcement Services with Harris County for a term ending September 30, 2026. Ms. Sherborne noted that the annual price for law enforcement services has increased from \$521,220.00 to \$522,660.00. After review and discussion, Director Dillard moved to approve the Interlocal Agreement for Law Enforcement Services and direct that the Agreement be filed appropriately and retained in the District's official records. Director Kimball seconded the motion, which carried unanimously.

DEVELOPER REIMBURSEMENT REPORT FOR SERIES 2025 BONDS

Mr. Vossler presented and reviewed a draft developer reimbursement report reflecting the amounts reimbursable by the District to Republic Business Center, LLC ("NPH Republic") and DRI/JS Nexus Park, LLC (collectively, the "Developers") from the District's Series 2025 Bonds. After review and discussion, Director Dillard moved to (1) approve the developer reimbursement report; and (2) authorize the disbursement of funds, subject to closing of the Series 2025 Bonds and receipt of executed Receipts from the Developers. Director Kimball seconded the motion, which passed unanimously.

DISCUSS 2025 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

The Board determined to defer action regarding the District's 2025 tax rate, pending receipt of the 2025 certified taxable value from Harris Central Appraisal District.

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 98.74% of the District's 2024 taxes were collected as of July 31, 2025. After review and discussion, Director Schmidt moved to approve the tax report and payment of the tax bills. Director Kimball seconded the motion, which passed unanimously.

ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2025 TAX YEAR

The Board discussed the District's development status. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a Developing District for the 2025 tax year. After review and discussion, Director Dillard moved to adopt a Resolution Regarding Development Status for 2025 Tax Year establishing the District as a Developing District for the 2025 tax year, pursuant to Section 49.23603, Texas Water Code, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Schmidt 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, and submitted the bills for payment. In response to a question from the Board, Ms. Stripling stated that she will confirm the status of the outstanding payment from Carbo Haul and report back to the Board at the September meeting. A copy of the bookkeeper's report is attached. After review and discussion, Director Dillard moved to approve the bookkeeper's report and payment of the bills. Director Schmidt seconded the motion, which passed unanimously.

Ms. Stripling then reviewed the draft budget for the fiscal year ending September 30, 2026, a copy of which is attached to the bookkeeper's report. After review and discussion, the Board deferred approval of the draft budget, pending additional review by the Board.

DETENTION POND MAINTENANCE MATTERS

The Board discussed the maintenance of the Schroeder Oaks detention pond by the Harris County Flood Control District ("HCFCD"). Mr. Spencer stated that HCFCD is mobilizing to begin maintenance of the detention pond. Ms. Sherborne reported that NPH Republic will remove dead trees from the National Property Holdings area pond.

OPERATION OF DISTRICT FACILITIES

Mr. Barr presented the operations report from RWC, a copy of which is attached. He reported on routine maintenance and repair items in the District, including hurricane preparedness and generator maintenance. He stated that water accountability for the prior billing cycle was 89.6%, noting that RWC is investigating the cause of the water loss.

Mr. Lee updated the Board on the status of repairs to Clarifier No. 1.

Mr. Lee 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. He stated that there were no excursions found.

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

REVIEW FINAL ARBITRAGE REBATE REPORT FOR THE SERIES 2016 BONDS

Ms. Sherborne discussed with the Board the final arbitrage rebate analysis prepared by OmniCap Group LLC for the District's Series 2016 Bonds. She noted that OmniCap Group LLC determined that there is no rebate or yield reduction payment due on the Series 2016 Bonds.

ENGINEERING MATTERS

Mr. Spencer 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.

WASTEWATER TREATMENT PLANT GENERATOR REPLACEMENT PROJECT

Mr. Spencer updated the Board on the status of design of the wastewater

treatment plant generator replacement project, noting that VSE is awaiting a gas pressure study from CenterPoint Energy along with electrical plans for the project.

GREEN CREEK LIFT STATION GENERATOR REPLACEMENT PROJECT

Mr. Spencer updated the Board on the status of design of the Green Creek lift station generator replacement project. He stated that VSE is awaiting a gas pressure study from CenterPoint Energy along with electrical plans for the project.

WATER PLANT NO. 3 GENERATOR REPLACEMENT PROJECT

Mr. Spencer updated the Board on the status of design of the water plant no. 3 generator replacement project, noting that VSE is awaiting a gas pressure study from CenterPoint Energy along with electrical plans for the project.

UPDATE REGARDING EXCEPTION REQUESTS FROM TCEQ AND COMPLIANCE WITH ENFORCEMENT ORDER

There was no discussion on this agenda item.

FIVE-YEAR CAPITAL IMPROVEMENT PLAN

Mr. Spencer reviewed the District's five-year Capital Improvement Plan and requested authorization to proceed with engineering for the following projects:

1. Sanitary sewer cleaning and televising of Turtle Lake Sections 1 & 2 and Turtle Hill Village;
2. Linnfield Detention Pond; and
3. Lift Station No. 2.

Following discussion, Director Schmidt moved to authorize VSE to proceed with engineering for the above-mentioned projects. Director Dillard seconded the motion, which passed unanimously.

DEEDS, EASEMENTS, AND/OR CONSENTS TO ENCROACHMENT

There was no discussion on this agenda item.

OTHER ENGINEERING MATTERS

There was no discussion on this agenda item.

ATTORNEY'S REPORT

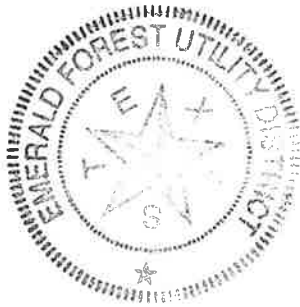
Ms. Sherborne stated she had nothing additional to report.

DISCUSS MEETING SCHEDULE

The Board discussed its meeting schedule and concurred to hold its next regular meeting on September 11, 2025 at 2:00 p.m.

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

(SEAL)




Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	<u>Minutes</u>
	<u>Page</u>
Website and communication report.....	1
Harris County Sheriff's Office activity report	2
Tax assessor/collector's report.....	2
Bookkeeper's report.....	3
Operations report.....	3
Engineer's report.....	4