

MINUTES
EMERALD FOREST UTILITY DISTRICT

April 9, 2026

The Board of Directors (the "Board") of Emerald Forest Utility District (the "District") met in regular session, open to the public, on the 9th day of April, 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
Donald F. Brooks	Asst. Vice President
Robert M. Kimball	Assistant Secretary

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

Also present at the meeting either in person or via teleconference were Danae Dehoyos of Touchstone District Services; Luly Stripling of District Data Services, Inc.; Erik Spencer of Vogler & Spencer Engineering, Inc. ("VSE"); Jennifer Rowe-Baker of Regional Water Corporation ("RWC"); Debbie Arellano of Bob Leared Interests; Katie Sherborne and Jessica Richardson of Allen Boone Humphries Robinson LLP ("ABHR"); and Bobby Shepherd, Scott Lambaria, and Richard Cholakian, District homeowners.

APPROVE MINUTES

The Board considered approving the minutes of the March 12, 2026, regular meeting. After review and discussion, Dillard moved to approve the minutes of the March 12, 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. Following review and discussion, Director Schmidt moved to approve the website and communication report. Director Dillard seconded the motion, which passed unanimously.

GARBAGE COLLECTION MATTERS

There was no discussion regarding garbage collection matters.

SECURITY MATTERS

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

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 96.628% of the District's 2025 taxes were collected as of March 31, 2026.

Ms. Arellano updated the Board on the outstanding tax account in the name of Larry W. Prasek, noting that the homeowner has agreed to a payment plan.

After discussion, Director Dillard moved to approve the tax report and payment of the tax bills. 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, submitted the bills for payment, and the quarterly investment report. In response to a question from Director High, Ms. Stripling stated that she would work with the District's operator to review the Verizon invoices being paid by the District. 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. A copy of the bookkeeper's report is attached.

PUBLIC COMMENTS

Mr. Lambaria and Cholakian addressed the Board regarding storm sewer drainage issues in the Cypress Glen section of the District, noting that heavy rains cause dangerous street flooding to the area. Ms. Sherborne explained that the developer of Cypress Glen built the streets privately and that because of that, they were never accepted by Harris County for maintenance. She noted that the District does not have road powers and therefore, cannot maintain the roads. The Board discussed possible options for helping alleviate the drainage issued, including the implications and potential expense of maintaining the storm sewers for the sections of the District with private streets. Following discussion, the Board directed V&S and ABHR to further investigate the matter.

DETENTION POND MAINTENANCE MATTERS

The Board discussed maintenance of the Schroeder Oaks detention pond. Ms. Sherborne reported that ABHR sent the Harris County Flood Control District ("HCFCD") a formal written request to regrade the bottom of the detention pond and remove the tree stumps that have been left in the pond basin. She stated that no response has been received. Mr. Spencer stated that he received a proposal from Storm

Water Solutions for cleanup of the detention pond in the amount of \$77,000.00. The Board took no action.

OPERATION OF DISTRICT FACILITIES

Ms. Rowe-Baker presented the operations report from RWC, a copy of which is attached. She stated that water accountability for the prior billing cycle was 85.9%. Ms. Rowe-Baker reported on routine maintenance and repair items in the District, including repairs to District fire hydrants. She then reviewed results of the performance testing at water wells no. 2 and 3, noting that no issues were found.

Next, Ms. Rowe-Baker presented a proposal in the amount of \$44,685.00 from RWC to perform a valve survey throughout the District.

Ms. Rowe-Baker presented a water rate analysis, a copy of which is attached. She reviewed the revenue impact of reducing the minimum water usage to 5,000 gallons. Following review and discussion, the Board requested that the analysis be revised to include commercial water usage as well.

Ms. Rowe-Baker updated the Board on the status on preparation of the District's water loss audit.

Mr. Rowe-Baker updated the Board on the status of the bacteriological testing and monitoring required by the Texas Commission on Environmental Quality ("TCEQ") as part of the conditional approval for the water well exception request. She stated that there were no excursions found.

After review and discussion, Director Dillard moved to: (1) approve the operator's report; (2) authorize RWC to perform the valve survey at a cost of \$44,685.00. 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. Ms. Rowe-Baker 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.

ANNUAL REPORT ON IMPLEMENTATION OF WATER CONSERVATION PLAN

Ms. Rowe-Baker stated that RWC is preparing the annual report on implementation of the Water Conservation Plan and will submit it to the Texas Commission on Environmental Quality (“TCEQ”) before the May 1, 2026 deadline. After review and discussion, Director Kimball moved to approve the annual report on implementation of the Water Conservation Plan, subject to final review. Director Dillard seconded the motion, which passed unanimously.

CONDUCT ANNUAL REVIEW AND RECEIVE REPORT FROM OPERATOR ON IDENTITY THEFT PREVENTION PROGRAM AND ADOPT IDENTITY THEFT PREVENTION PROGRAM AMENDMENT, IF NECESSARY

Ms. Rowe-Baker presented and reviewed the annual report on the Identity Theft Prevention Program. She stated that no problems have been identified and no changes to the Identity Theft Prevention Program are recommended.

AMENDED AND RESTATED DROUGHT CONTINGENCY PLAN

Ms. Sherborne presented and reviewed an Amended and Restated Drought Contingency Plan, reflecting revised language regarding coordination with the North Harris County Regional Water Authority. Following review and discussion, Director Dillard moved to adopt an Order Adopting Amended and Restated Drought Contingency Plan; Providing for Implementation and Enforcement Thereof; Providing Penalties for Violations; and Containing Other Provisions Related to the Subject and direct that the Order be filed appropriately and retained in the District’s official records. Director Schmidt 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. He discussed the water and sewer connections to Mechanical 360, noting that V&S and RWC will further investigate the current connections and service for Mechanical 360.

Mr. Spencer updated the Board on the proposed relocation of the District’s water line and force main along Cypress North Houston by Harris County. He stated that Harris County is preparing an interlocal agreement for the Board’s

consideration. In response to a question from Director High, Mr. Spencer confirmed that the District's sewer line along Cypress north Houston would not conflict with the proposed relocation.

SANITARY SEWER EXTENSION TO SERVE 21-ACRE TRACT

Ms. Sherborne updated the Board on 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, noting that Harris County has denied the current land plan due to the location of the facilities in the 100-year flood plane.

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 TELEVISIONING 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 Pay Application No. 1 in the amount of \$54,134.93 payable to Amar Contractors, LLC. Following review and discussion, Director Dillard moved to approve Pay Application No. 1 in the amount of \$54,134.93. Director Schmidt 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. 1 in the amount of \$53,291.93 payable to Silt Solutions, Inc.. Following review and discussion, Director Dillard moved to approve Pay Application No. 1 in the amount of \$53,291.93. Director Schmidt 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 is ordering a survey and metes and bounds description for the proposed 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.

UPDATE REGARDING EXCEPTION REQUESTS FROM TCEQ AND COMPLIANCE WITH ENFORCEMENT ORDER

Ms. Rowe-Baker confirmed that the District has completed twelve months of testing with no violations. Mr. Spencer stated that V&S will work with the TCEQ regarding a revised exemption request letter.

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, noting that NTS pumps, Motors and Controls has completed installation of an electrical connection to the conduit for the automatic gate and that National Fence Company is scheduling removal of the current chain link fencing.

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 is looking into possible interconnect options for the District.

ATTORNEY'S REPORT

The Board discussed the possibility of applying to the Texas Water Development Board for funding of District drainage projects.

DISCUSS MEETING SCHEDULE

The Board discussed its meeting schedule and concurred to not hold a special meeting in the month of April and to next meet on May 14, 2026.

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

adjourned.


Secretary, Board of Directors

(SEAL)

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