

MINUTES
EMERALD FOREST UTILITY DISTRICT

September 10, 2026

The Board of Directors (the "Board") of Emerald Forest Utility District (the "District") met in regular session, open to the public, on the 10th day of September, 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 Shepherd	Vice President
William B. Schmidt	Secretary
Paula Berry	Assistant 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 Sergeant William Greer of the Harris County Sheriff's Office; Danae Dehoyos and Terry Rouge of Touchstone District Services; Roksi Rivera 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"); Jared Welsh of Masterson Advisors LLC ("Masterson") Katie Sherborne and Jessica Richardson of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

The Board opened the meeting for public comments.

APPROVE MINUTES

The Board considered approving the minutes of the August 13, 2026, regular meeting and the August 26, 2026, special meeting. After review and discussion, Schmidt moved to approve the minutes of the August 13 and August 26, 2026, meetings. Director Berry seconded the motion, which passed unanimously.

WEBSITE AND COMMUNICATION MATTERS

Ms. Rouge presented and reviewed the website and communication report, a copy of which is attached.

AUTHORIZE AUDITOR TO CONDUCT AUDIT FOR THE FISCAL YEAR END SEPTEMBER 30, 2026

The Board considered authorizing the District's auditor to prepare the District's audit report for the fiscal year ending September 30, 2026. The Board reviewed a letter from McCall Gibson Swedlund Barfoot Ellis, PLLC ("McCall") stating that the approximate cost for preparation of the audit report is between \$16,000 and \$18,500, plus expenses. After discussion, Director Shepherd moved to authorize McCall to prepare the District's audit report for the fiscal year ending September 30, 2026. Director Schmidt seconded the motion, which passed unanimously. A copy of the letter from McCall is attached.

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. Sergeant Greer updated the Board on security matters in the District.

DISCUSS 2026 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

Mr. Welsh presented and reviewed a tax rate analysis, a copy of which is attached. He recommended that the Board levy a tax rate of \$0.35 per \$100 of assessed valuation to provide for the District's debt service requirements. The Board then discussed the District's operation and maintenance tax rate and anticipated construction projects. Next, Ms. Sherborne discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Schmidt moved to (1) set the public hearing date for October 8, 2026, at 2:30 p.m.; and (2) authorize the tax assessor/collector to publish notice of the District's meeting on October 8, 2026, at 2:30 p.m., to set the proposed 2026 total tax rate of \$0.60 per \$100 of assessed valuation, with \$0.35 allocated for debt service and \$0.25 allocated for operations and maintenance. Director Schmidt seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Arellano presented the monthly tax report, including the delinquent tax roll and a list of the top delinquent account holders, copies of which are attached. She stated that 98.079% of the District's 2025 taxes were collected as of August 31, 2026.

The Board next reviewed the delinquent tax report provided by Perdue, Brandon, Fielder, Collins & Mott, LLP ("Perdue Brandon") and reviewed a list of eighteen

delinquent accounts eligible for water termination. The Board then conducted a hearing on the termination of water and sewer service to delinquent tax accounts receiving written notice of possible service termination.

After discussion, Director Schmidt moved: (1) to approve the tax report and payment of the tax bills; and (2) that because the taxpayers on the delinquent list prepared by Perdue Brandon were neither present at the meeting nor had presented any written statement on the matter nor had presented adequate documentation to Perdue Brandon justifying non-payment of taxes, water and sewer service for said accounts would be terminated in accordance with the District's Rate Order. Director Shepherd seconded the motion, which passed unanimously.

AMENDED AND RESTATED AGREEMENT FOR SERVICES OF TAX ASSESSOR AND COLLECTOR

Ms. Arellano presented and reviewed an Amended and Restated Agreement for Services of Tax Assessor and Collector between the District and Bob Leared (the "Agreement"). Following review and discussion, Director Schmidt moved to approve the Agreement as presented. Director Shepherd seconded the motion, which passed by unanimous vote.

UPDATE ON OUT-OF-DISTRICT SERVICE AGREEMENT PAYMENTS, INCLUDING AUTHORIZE MAILING OF NOTICE OF PUBLIC HEARING FOR TERMINATION OF WATER AND SEWER SERVICE FOR DELINQUENT ACCOUNTS, IF NECESSARY

Ms. Sherborne reported that the 2025 annual payment in lieu of taxes has been paid by NF Conglomerate for the property located at 9410 FM 1960 West.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Rivera presented and reviewed the bookkeeper's report, including the District's investments, the budget comparison, and the bills presented for payment. She noted an additional check to Texan Municipal and Industrial in the amount of \$192,802.50 for the wastewater treatment plant, water plant no. 3, and Green Creek lift station project. After review and discussion, Director Shepherd moved to approve the bookkeeper's report and payment of the bills as presented. Director Berry seconded the motion, which passed unanimously. A copy of the bookkeeper's report is attached.

ADOPT BUDGET FOR FISCAL YEAR END SEPTEMBER 30, 2027

Ms. Rivera reviewed the draft budget for the fiscal year ending September 30, 2027, a copy of which is attached to the bookkeeper's report. The Board requested revisions to the grease trap inspection and audit expenses. After review and discussion, Director Schmidt moved to adopt the budget for the fiscal year ending September 30, 2027, revised as discussed. Director Kimball seconded the motion, which passed unanimously.

WATER AND SEWER RATE ANALYSIS AND ADOPT AMENDED RATE ORDER

Director Schmidt presented a cost analysis of District expenses and possible water and sewer rates. Mr. Barr noted that RWC will prepare and present a revised water and sewer rate analysis for Board consideration at the October Board meeting.

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 86.5%, noting that RWC is looking into possible causes of the reduced accountability.

Mr. Barr reported on routine maintenance and repair items performed in the District. He presented a proposal from Astro Fence Company for fencing and gate repair at lift station no. 4 in the amount of \$12,500.00.

Mr. Barr presented and reviewed with the Board a written appeal from the customer with account number 50030-1300003000 requesting a refund related to a leak on their water line. The Board determined that no refund was due to the customer.

Mr. Barr reported that the Harris County Flood Control District has completed the re-grade and hydromulching of Schroeder Oaks detention pond.

After review and discussion, Director Schmidt moved to: (1) approve the operator's report; (2) approve the proposal from Astro Fence Company in the amount of \$12,500.00; and (3) deny the adjustment request from the customer with account number 50030-1300003000. 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 \$10.00 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 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 reported that the Interlocal Agreement regarding the proposed relocation of the District's water line and force main along Cypress North Houston has been sent to Harris County (the "County") for processing.

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, noting that VSE is awaiting construction of the service line by CenterPoint Energy.

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 approval of Pay Application No. 2 and Final payable to Amar Contractors, LLC ("Amar Contractors").

LINNFIELD DETENTION POND REHABILITATION

Mr. Spencer updated the Board on the Linnfield detention pond rehabilitation project. He presented and recommended payment of Pay Application No. 6 in the amount of \$62,346.16 payable to Silt Solutions, Inc. ("Silt Solutions").

LIFT STATION NO. 2

Mr. Spencer updated the Board on lift station no. 2 project, noting that plans have been submitted to the applicable agencies for approval.

SCHROEDER OAKS LIFT STATION NO. 3 FENCING

Mr. Spencer updated the Board on plans for lift station no. 3 fencing. He discussed a possible land swap with the Schroeder Oaks Village Homeowners Association ("Schroeder Oaks HOA") for property adjacent to the lift station No. 3.

Ms. Sherborne presented a Resolution Declaring and Authorizing Conveyance of Surplus Property reflecting that the Board has determined that the 0.0006-acre and the 0.0170-acre property adjacent to lift station no. 3 are surplus

and not needed by the District, and that the properties are of like fair market value to a 0.0043-acre tract owned by the Schroeder Oaks HOA.

The Board considered: (1) approving a Special Warranty Deed conveying the 0.0006-acre and the 0.0170-acre property adjacent to lift station no. 3 to the Schroeder Oaks HOA; and (2) accepting a Special Warranty Deed from the Schroeder Oaks HOA conveying the 0.0043-acre tract to the District.

AIR HEADER REPLACEMENT

There was no discussion regarding this matter.

INTERCONNECT OPTIONS

Mr. Spencer updated the Board on the status of the application to the Texas Water Development Board for grant funding for the District's possible interconnect projects.

UPDATE REGARDING EXCEPTION REQUESTS FROM TCEQ AND COMPLIANCE WITH ENFORCEMENT ORDER

There was no discussion regarding this matter.

FIVE-YEAR CAPITAL IMPROVEMENT PLAN

Mr. Spencer reviewed updates to the District's five-year Capital Improvement Plan

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 on discussions with County regarding the drainage issues in the Cypress Glen subdivision. He stated that the County has expressed interest in assisting Cypress Glen with drainage repairs.

Following review and discussion, Director Shepherd moved to: (1) approve the engineer's report; (2) approve Pay Application No. 2 and Final in the amount of \$19,804.67 for Turtle Lakes Sections 1 & 2 and Turtle Hill Village

project and to accept the project as final; (3) approve Pay Application No. 6 in the amount of \$62,346.16 payable to Silt Solutions, Inc; (4) adopt the Resolution Declaring and Authorizing Conveyance of Surplus Property as presented; (5) approve the Special Warranty Deed conveying the 0.0006-acre and the 0.0170-acre property adjacent to lift station no. 3 to the Schroeder Oaks HOA; and (6) accept the Special Warranty Deed from the Schroeder Oaks HOA conveying the 0.0043-acre tract to the District. Director Schmidt seconded the motion, which passed unanimously.

ATTORNEY'S REPORT

Ms. Sherborne stated she had nothing to report.

DISCUSS MEETING SCHEDULE

The Board discussed its meeting schedule and concurred to hold the District's next regular meeting on October 8, 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

	Minutes
	<u>Page</u>
Website and communication report.....	1
Harris County Sheriff's Office activity report	2
Tax rate analysis	2
Tax assessor/collector's report.....	2
list of the top delinquent account holders	2
Delinquent tax report provided by Perdue	2
Bookkeeper's report.....	3
Operations report.....	4
Engineer's report.....	5