

**TIMBER LANE UTILITY DISTRICT**  
Minutes of Meeting of Board of Directors  
August 14, 2025

The Board of Directors ("Board") of Timber Lane Utility District ("District") met at 1904 NapleCHASE Crest Drive, Spring, Harris County, Texas in the District, on August 14, 2025 in accordance with the duly posted notice of the meeting, with a quorum of Directors present, as follows:

Daniel M. Meacham, President  
Robert B. Schenck, Vice President  
James F. Messer, Secretary  
A.F. "Bud" Gessel, Assistant Secretary  
Eric Langstaff, Director

and the following was absent:

None

Also present were Kayla Ray, Mark Ivy, Monica Pena, Mark Cervantes, Jeff Vogler, Perry Miller, Captain Juan Flores, Sergeant Juvencio Ramos, Captain Vicente Medina, Sergeant Lindley, Sergeant Brian Norton, Paulette Scott, Eric O'Brien, Kurt Trauth, J.D. Williams, Jennifer B. Seipel, and Lori G. Aylett.

The President called the meeting to order and declared it open for such business as might properly come before it.

1. Director Langstaff led the recital of the Pledge of Allegiance.
2. The Board opened the floor for public comment. A citizen raised a question regarding the removal of a tree on District property. The citizen expressed concerns that the tree could fall on his house, should there be a strong storm or similar weather event. The Board asked Perry Miller for his opinion on the matter, as Mr. Miller visited the location and observed the tree. Mr. Miller stated that the tree appeared to be healthy. Following a thorough discussion of the matter, Director Langstaff moved that the tree be removed. Director Schenck seconded the motion. The motion did not pass for failure to receive a third vote.
3. The Board then considered the minutes of the meeting held on July 10, 2025. Upon motion duly made and seconded, the Board unanimously approved the minutes of the meeting as presented.
4. Captain Vincente Medina presented a law enforcement report, copy attached. The following crime statistics were reported: zero burglaries of a habitation, two vehicle thefts, two assaults, 14 calls for family disturbances, 36 alarms, zero reported runaways, ten burglaries of a motor vehicle, 13 other thefts, zero sexual assaults, one juvenile disturbance, 36 suspicious vehicles, zero phone harassments, zero thefts of a habitation, one robbery, six criminal mischief calls, 51 other disturbances, 28 suspicious persons, and 907 other calls. One Flock hit

resulted in one successful stolen vehicle recovery. Upon unanimous vote, the Board approved the law enforcement report as presented.

5. The Board considered renewal of its law enforcement contract based upon the terms discussed last month, which include the engagement of 15 officers for the next year. Upon motion made, seconded, and unanimously carried, the Board approved the contract as presented.

6. Monica Pena presented a tax assessor-collector's report, a copy of which is attached. The District's 2024 taxes are 98.14% collected as of the date of the report. Two wire transfers and eleven checks were presented for the Board's review and approval. Upon unanimous vote, the Board approved the tax assessor-collector's report as presented.

7. The Board considered an engineer's report, copy attached. Mark Cervantes reported on the status of several District engineering matters. With regard to the District's wastewater discharge permit, the engineer confirmed that the draft permit has been received, and the engineer's office is proceeding with the second required publication. As for the Schultz Gulley pedestrian bridge, the engineer reported that the revised plans are still under review by the Harris County Flood Control District and Harris County. Mr. Cervantes requested authorization to advertise for bids for the Sandpiper Park hike and bike trail phase, two. Mr. Cervantes then presented the contract for execution with regard to the cleaning and televising of sanitary sewer lines in Sections 1, 2, 6, and 8 in Timber Lane. Mr. Cervantes stated that the preliminary design of the work needed to rehabilitate lift station nos. 1, 2, 3, 5, and 6 continues.

Mr. Cervantes then discussed ongoing construction projects in the District. With regard to the Breckenridge West hike and bike trails, phase 1, the engineer stated that the additional work required by Harris County on the median nose at Whitaker Way has been performed; reinspection by the county is pending.

The engineer stated that there were no pay applications from DL Meacham for their work in connection with the Park Springs hike and bike trail this month.

Mr. Cervantes presented and recommended approval of Pay Application No. 1 and Final in the amount of \$361,314.00 to C&C Water Services for their work in connection with the rehabilitation of water well no. 3.

With regard to the expansion of wastewater treatment plant, the engineer presented and recommended approval of Pay Application No. 2 in the amount of \$165,000.00 to C3 Construction.

The engineer also discussed a variety of other matters. The North Harris County Regional Water Authority requested a site evaluation for a metering station to be installed at all of the District's water plants as part of their ongoing surface water conversion project. The District is slated to receive surface water in 2028. The engineer also discussed Harris County Precinct No. 3's call for sidewalk projects in areas in need. The Board discussed the installation of a sidewalk between Walmart and the Spring Trace Senior Apartments. Following that discussion, the Board requested the engineer to submit a grant application with the county for such sidewalk project.

Upon unanimous vote, the Board approved the engineer's report and action items thereon as presented.

8. The Board then considered an agreement for the annexation of a 2.56-acre tract on Aldine Westfield Road and owned by Expedia Towing, Inc. The attorney noted that the requisite fees have been paid. Following discussion, the Board unanimously approved the agreement as presented.

The attorney presented a petition to the City of Houston for addition of the land. Expedia Towing is requesting annexation, and before completing annexation, consent must be obtained from the City of Houston. Upon unanimous vote, the Board approved the petition to the City of Houston for addition of such land.

9. Kayla Ray presented a bookkeeper's report, a copy of which is attached. Upon unanimous vote, the Board approved the bookkeeper's report as presented and authorized payment of the checks listed thereon.

10. Mark Ivy presented the operator's report, a copy of which is attached. The District served 7,626 active connections. The District's total current billing was \$442,163.01, while total collections were \$488,179.98 for the prior period. The District had 90.14% water accountability. There was one excursion for e. coli in the month of June.

Upon unanimous vote, the Board approved the operator's report as presented.

11. The Board reviewed the annual maintenance report from Municipal Risk Management Group concerning the District's compliance with federal arbitrage and rebate regulations. The District appeared to be in compliance with all current regulations. The Board also considered a proposal for the engagement of Municipal Risk Management Group to perform the interim arbitrage reports for several prior bond issues. After some discussion, the Board unanimously approved the proposals as presented.

12. Perry Miller presented the report from Champions Hydro-Lawn. He noted that the District's facilities are in good shape.

13. The Board considered the purchase of a new 4-wheeler/all-terrain vehicle. The Board tabled the matter pending further information about the proposal for the purchase.

14. There were no developers' reports.

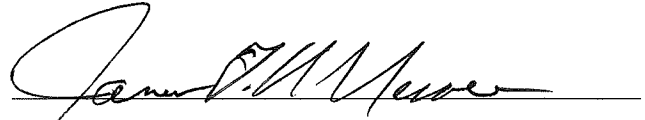
15. There were no hearings on violations of the District's park rules.

16. Director Bud Gessel presented a parks and recreational facilities report, a copy of which is attached. Director Gessel provided an update on a variety of matters, including repairs and improvements to the District's playgrounds, the provision of catfish at Herman Little Park, and other similar items. He also noted that the District is hosting its annual Labor Day celebration in a few weeks.

17. There were no rewards for citizen information.

18. There was no executive session.

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



Secretary