

TIMBER LANE UTILITY DISTRICT
Minutes of Meeting of Board of Directors
September 11, 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 September 11, 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, Rae Delk, Monica Pena, Mark Cervantes, Greg Lentz, Perry Miller, Lt. Juan Flores, Sergeant Juvencio Ramos, Captain Vicente Medina, Sergeant Lindley, Sergeant Brian Norton, Kurt Trauth, Paulette Scott, J.D. Williams, Eric O’Brien, Florentino Serrano, and Jennifer B. Seipel.

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. Under public comment, Florentino Serrano approached the Board with a request to pay the tap fee for his mobile home park development over time. Mr. Serrano proposed that he could pay several thousand dollars per installation of a mobile home on the tract. The District’s operator and engineer stated that there is only one meter that will serve the entire development, and thus it would not be advisable for the District to allow Mr. Serrano to pay only a portion of the tap fee and rely on his promise to continue making payments upon the installation of mobile homes. The attorney also explained that the District’s rate order requires full payment of the tap fee as a prerequisite for service and does not allow for this type of payment arrangement. After some discussion, the Board thanked Mr. Serrano for attending the meeting and took no action with regard to his request.
3. The Board then considered the minutes of the meeting held on August 14, 2025. Upon motion duly made and seconded, the Board unanimously approved the minutes of the meeting as presented.
4. Sergeant Juvencio Ramos presented a law enforcement report, copy attached. The following crime statistics were reported: two burglaries of a habitation, five vehicle thefts, one assault, ten calls for family disturbances, 17 alarms, one reported runaway, nine burglaries of a motor vehicle, eight other thefts, one sexual assault, zero juvenile disturbances, 33 suspicious vehicles, zero phone harassments, zero thefts of a habitation, zero robberies, seven

criminal mischief calls, zero other disturbances, 17 suspicious persons, and 956 other calls. Upon unanimous vote, the Board approved the law enforcement report as presented.

5. Monica Pena presented a tax assessor-collector's report, a copy of which is attached. The District's 2024 taxes are 98.36% collected as of the date of the report. Two wire transfers and 23 checks were presented for the Board's review and approval. Upon unanimous vote, the Board approved the tax assessor-collector's report as presented.

6. The Board considered District tax rate matters. Greg Lentz presented a financial advisor's report and the Truth-in-Taxation calculations for the District's proposed 2025 tax rate. After a thorough presentation, the Board adopted the attached resolution finding the District to be a "developing district." The District further authorized publication of the 2025 proposed tax rate of \$0.80, with \$0.48 attributable to debt service and \$0.32 attributable to maintenance and operations. A public hearing will be held on the proposed rate at the next regular meeting at the District's regular meeting place.

7. Jennifer Seipel noted the need to update the Tax Code Section 26.18 and Government Code 2051.202 compliance document, as the Board is considering a new tax rate for 2025. The Board authorized the attorney to update the document as required by law.

8. The Board considered the tax assessor-collector's contract, which renews annually unless otherwise acted upon. After discussion, the Board unanimously agreed to keep its contract in place.

9. The Board then 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 his office is awaiting receipt of the final permit. 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 presented the bids received for the Sandpiper Park hike and bike trail phase, two and recommended that the project be awarded to the lowest bidder, Scote Twenty-Eight, LLC, in the amount of \$645,930.70. Mr. Cervantes then stated that evaluation of the televising of sanitary sewer lines in Sections 1, 2, 6, and 8 in Timber Lane is underway. 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 presented and recommended approval of Pay Application No. 4 and Final to DL Meacham in the amount of \$23,135.16 for their work in connection with the Park Springs hike and bike trail this month.

With regard to the expansion of wastewater treatment plant, the engineer presented and recommended approval of Pay Application No. 3 in the amount of \$321,829.20 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, noting that the District's application for a sidewalk along Aldine Westfield has been submitted.

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

10. 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.

11. 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 \$462,045.47, while total current collections were \$461,687.51. The District had 90.71% water accountability. There were no excursions for e. Coli for the month of July, but there will be one excursion for e. Coli for August as reflected on next month's report.

Mark Ivy reported on repairs and maintenance performed during the prior month.

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

12. Perry Miller presented the report from Champions Hydro-Lawn. He noted that the District's facilities are in good shape. He also presented a proposal to de-silt and reseed certain pilot channels in the amount of \$14,848.00. The Board unanimously approved the proposal.

13. The Board then considered the purchase of a 4-wheel/all-terrain vehicle. The Board tabled full discussion of the matter, but Director Langstaff suggested that the District also look into the purchase of a side-by-side vehicle.

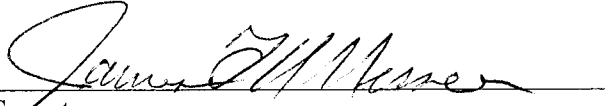
14. There were no developers' reports.

15. There were no hearings on violations of District rules.

16. Director Bud Gessel presented a parks and recreational facilities report, a copy of which is attached. Director Gessel reported that the recent Labor Day parade was well-attended and successful. Director Gessel mentioned the installation of a piece of art at the Community Center building. The Board took no action at this time. After that discussion, the Board approved the parks report as presented.

17. There were no rewards for citizen information.

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


Secretary