

TIMBER LANE UTILITY DISTRICT
Minutes of Meeting of Board of Directors
October 9, 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 October 9, 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 Kimberly Russell, Mark Ivy, Rae Delk, Lisa Sustaita, Jared Welsh, Jeff Vogler, Mark Cervantes, Jon Durnell, Perry Miller, Lt. Juan Flores, Sergeant L. Alejo, Captain Vicente Medina, Kurt Trauth, Paulette Scott, Eric O'Brien, 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. Under public comments, Captain Medina addressed the Board, thanking the directors for their continued support. He also addressed the recently-adopted House Bill 26, which amends the law related to the terms of law enforcement contracts in Harris County. Captain Medina stated that the new law will not affect the District's current contract but may affect rates in the future. The Board thanked Captain Medina for the information.
3. The Board then considered the minutes of the meetings held on September 11, 2025. Upon motion duly made and seconded, the Board unanimously approved the minutes of the meeting as presented.
4. Sergeant Luis Alejo presented a law enforcement report, copy attached. The following crime statistics were reported: two burglaries of a habitation, five vehicle thefts, one assault, 23 calls for family disturbances, 42 alarms, two reported runaways, four burglaries of a motor vehicle, seven other thefts, zero sexual assaults, one juvenile disturbance, 33 suspicious vehicles, one phone harassment, zero thefts of a habitation, zero robberies, six criminal mischief calls, four other disturbances, 31 suspicious persons, and 968 other calls. Upon unanimous vote, the Board approved the law enforcement report as presented.

5. Lisa Sustaita presented a tax assessor-collector's report, a copy of which is attached. The District's 2024 taxes are 98.48% collected as of the date of the report. Two wire transfers and twenty-six 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 tax assessor-collector confirmed publication of a notice of hearing regarding a proposed tax rate. The proposed tax rate was \$0.80 per \$100 assessed valuation. The chair opened the meeting for public comment. Receiving no comments, the Board closed the public hearing.

7. There was presented the attached Order Setting Tax Rate, Approving Tax Roll, and Levying Debt Service Tax and Maintenance and Operation Tax for the Year 2025. Upon unanimous vote, the Board approved said order, which reflects a tax rate of \$0.48 attributable to debt service and \$0.32 attributable to maintenance and operations.

8. There was then presented the Amendment to Statement of Directors Furnishing Information Required by Section 49.455(b), Texas Water Code, as Amended. The attorney noted that the Amendment to Statement of Directors is filed in the real property records of Harris County and informs property owners in the District that they are located in a water district and what the current tax rate is. Upon motion duly made, seconded and unanimously carried, the Board voted to adopt the amendment as presented, authorized its execution by all directors present, and authorized the attorney to file the document as required by law.

9. Jon Durnell gave an audit report for the fiscal year ended June 30, 2025. The auditor noted that his firm was issuing an unmodified or "clean" opinion; in other words, the financial statements present fairly, in all material respects, the respective financial position of the District's funds and governmental activities. The Board reviewed the audit in some detail. Upon unanimous vote, the Board approved the audit of the District's books and records for the fiscal year ended June 30, 2025 and authorized its filing, as required by law.

10. There was presented the attached Resolution Affirming Review of Investment Policy, Strategies and Objectives and broker list. The attorney noted that pursuant to the Public Funds Investment Act, the District is annually required to review its investment policy to assure its compliance with Texas law. The attorney recommended no revisions at this time to the investment policy, and the auditor's report noted no deficiencies with respect to how the District's investments are handled. Upon unanimous vote, the Board adopted the resolution as presented.

11. The Board noted the necessity to authorize preparation of continuing disclosure documents. The attorney noted that the District is required by federal securities law to update certain financial information that would be of interest to bondholders of the District. Upon unanimous vote, the Board authorized the consultants to prepare and file the necessary continuing disclosure.

12. The Board considered review of the District's investments for compliance with Senate Bill 253. The attorney reminded the Board that Senate Bill 253 prohibits the District from investing with entities that support terrorist organizations. The District's investment officer, Mary Jarmon, periodically reviews a list of such entities that is prepared by the Texas Comptroller

of Public Accounts and made available on their website and confirmed that the District's investments comply with the law.

13. Lori Aylett noted the need to update the Tax Code Section 26.18 and Government Code 2051.202 compliance document, as the Board has adopted a new tax rate for 2025 and approved its audit for the fiscal year ending on June 30, 2025. The Board authorized the attorney to update the document as required by law.

14. 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 requested authorization to advertise for bids. Mr. Cervantes submitted for execution the contracts for the Sandpiper Park hike and bike trail phase with Scote Twenty-Eight, LLC. Mr. Cervantes then stated that evaluation of the televising of sanitary sewer lines in Sections 1, 2, 6, and 8 in Timber Lane continues, as does the preliminary design of the work needed to rehabilitate lift station nos. 1, 2, 3, 5, and 6. The engineer also stated that design of the new pickle ball courts will commence following Director Gessel's approval of the site plan.

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 remains pending.

With regard to the expansion of wastewater treatment plant, the engineer presented and recommended approval of Pay Application No. 4 in the amount of \$158,373.18 to C3 Construction.

The engineer discussed a variety of other matters. The Treaschwig Road expansion project continues. 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. Mr. Cervantes stated that the attorney is preparing the consent application for the annexation of the Expedia Towing tract. 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 is under review. The Board discussed the construction of sidewalks at certain uncontrolled intersections in Breckenridge West. The Board took the matter under advisement. Lastly, the engineer discussed the preparation of a project list for the District's next bond issue.

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

15. Kimberley Russell 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.

16. 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 \$486,079.83,

while total current collections were \$514,885.44. The District had 90.04% water accountability. There was one excursion for the month of August for e coli. The operator stated that there were no e coli violations for September.

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

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

17. The Board then considered a credit card and ACH merchant processing agreement for water bill payments, which was presented by the operator whose billing system is changing. Upon motion made and seconded, the Board unanimously approved the agreement as presented.

18. Perry Miller presented the report from Champions Hydro-Lawn. He noted that the District's facilities are in good shape. The Board discussed the removal of several dead trees on District property.

19. The Board considered the purchase of a 4-wheeler/all-terrain vehicle. After some discussion, the Board tabled decision on the matter.

20. There were no developers' reports.

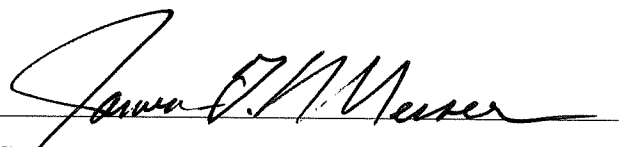
21. There were no hearings on violations of the District's rules.

22. The Board then discussed the appointment of a representative to cast the District's vote on amendment of the bylaws of the Association of Water Board Directors. After discussion, the Board unanimously appointed Director Schenck to serve as that representative.

23. The Board considered the parks and recreational facilities report prepared by Director Gessel, a copy of which is attached. The Board discussed a recent fire at Herman Little Park and discussed the installation of solar cameras at the park. The Board requested that the written estimate be forwarded for further consideration. Director Gessel discussed several maintenance items at the various parks, including repainting of facilities. The Board also discussed the installation of signage with speed limits on the trails. Sergeant Lindley discussed issues with the enforcement of such speed limits. The Board agreed to purchase and install speed limit signs at the trail heads and beyond. The Board also agreed to sponsor a trunk-or-treat event at the local elementary school.

24. There were no rewards for citizen information.

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


Secretary