

**TIMBER LANE UTILITY DISTRICT**  
Minutes of Meeting of Board of Directors  
January 8, 2026

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 January 8, 2026 in accordance with the duly posted notice of the meeting, with a quorum of Directors present, as follows:

Robert B. Schenck, Vice President  
James F. Messer, Secretary  
A.F. “Bud” Gessel, Assistant Secretary  
Eric Langstaff, Director

and the following was absent:

Daniel M. Meacham, President

Also present were Kimberly Russell, Kayla Ray, Mark Ivy, Rae Delk, Jaclyn Smith, Jeff Vogler, Mark Cervantes, Samuel Miskimins, Captain Vicente Medina, Paulette Scott, J.D. Williams, Greg Lentz, and Charlotte Aaronson.

The Vice 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 Chair opened the floor for public comment. A resident of the District requested an update on the status of the Schultz Gulley Bridge. Director Langstaff notified the resident that the project was no longer going forward due to changes in Harris County Precinct No. 3’s trail plan.

A second resident of the District requested an update on the timeline of the construction of the expansion of the wastewater treatment plant. The engineer noted that construction should last approximately six more months. In addition, this resident inquired about his tax bill and the addition of nine more holes on the disc golf course. Jaclyn Smith addressed the resident and requested he contact her to review his tax bill. Further, Director Langstaff noted that the District is investigating the possibility of adding an additional nine-hole disc golf course on a separate property.

3. The Board then considered the minutes of the meeting held on December 11, 2025. Upon motion duly made and seconded, the Board unanimously approved the minutes of the meeting as presented.

4. Captain Medina presented a law enforcement report, copy attached. The following crime statistics were reported: zero burglaries of a habitation, three vehicle thefts, five assaults, 23 calls for family disturbances, 18 alarms, three reported runaways, six burglaries of a motor vehicle, 11 other thefts, three sexual assaults, three juvenile disturbances, 26 suspicious vehicles, zero phone harassments, zero thefts of a habitation, zero robberies, 12 criminal mischief

calls, three other disturbances, 30 suspicious persons, and 879 other calls. Upon unanimous vote, the Board approved the law enforcement report as presented.

5. Jaclyn Smith presented a tax assessor-collector's report, a copy of which is attached. The District's 2024 taxes are 99.10% collected as of the date of the report, while 2025 taxes collected were 10.36%. One wire transfer and 12 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. There was presented the attached Order Levying Additional Penalty for Delinquent Taxes. The order levies a 20% penalty on 2025 delinquent taxes for business personal property on April 1, 2026 and for real property on July 1, 2026. Upon motion duly made, seconded, and unanimously carried, the Order was adopted as presented.

7. The Board discussed 2026 tax exemptions. Greg Lentz, the District's financial advisor, presented a detailed analysis and offered recommendations as to the amount of exemptions that the District could offer without negatively impacting the overall tax rate. Specifically, Mr. Lentz stated that the District could provide a residential homestead exemption in the amount of 10% and could increase its over 65/disabled exemption to \$50,000. Following that discussion, upon motion duly made and seconded, the Board elected to adopt the attached Orders Adopting Homestead Exemption and Adopting Residence Homestead Exemption for Persons Sixty-Five or Older or Disabled, which orders reflected the granting of a 10% residential homestead exemption and a \$50,000 exemption for residents over 65 and/or disabled.

8. The Board then considered an engineer's report, copy attached. Mark Cervantes reported on the status of several District engineering matters. Mr. Cervantes presented the contracts for lift stations nos. 1, 2, 5, 6, and 9 for execution. In addition, he requested authorization to prepare bid documents and advertise for bids for the rehabilitation of lift stations nos. 3 and 7.

With regard to the wastewater treatment plant, the engineer presented and recommended approval of Pay Application No. 7 in the amount of \$239,175.00.

No pay applications were submitted in connection with the televising of Timber Lane sections 1, 2, 4, 6 and 8. Further, no pay applications were submitted for Phase II of the Sandpiper Park Hike & Bike Trail.

The engineer discussed a variety of other matters. The Treaschwig Road expansion project continues. Mr. Cervantes stated that the attorney is preparing the consent application for the annexation of the Expedia Towing tract.

Mr. Cervantes requested authorization to share ISO A600 Form and maps with the Spring Fire Department.

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

9. Mr. Jeff Vogler noted that every five years any district with over 3,300 residents is required to submit a Risk and Resilience Assessment to the Environmental Protection

Agency. Upon unanimous vote, the Board authorized the engineer to prepare and submit the Risk and Resilience Assessment.

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 7,629 active connections. The District's total current billing was \$433,889.27, while total current collections were \$548,892.46. The District had 90.75% water accountability. The operator stated that following the one e coli violation for October, and four days in which levels were above the daily maximum in November, there were no violations in the month of December, and levels were very low. In addition, he noted that they have converted to the new billing system and approximately 2,000 customers are registered. Upon unanimous vote, the Board approved the operator's report as presented.

12. The Board discussed Texas Tax Code Section 26.18 compliance. The attorney advised that pursuant to a law passed several years ago, the District is required to make certain information about the District available on a publicly accessible website. The information includes names and contact information for directors of the District, the current budget and prior two years' budgets, a comparison by dollar amount and percentage of the current budget to the prior year's budget, the current and prior two years' debt service and maintenance tax rates, the proposed current year tax rate, and the current audit. The document will be required to be amended several times of the year after the adoption of the budget, proposal and levy of the tax rate, and approval of the audit. Since the District has begun a new tax year, the document must be amended. Upon unanimous vote, the Board approved the Tax Code 26.18 compliance document and authorized the attorney to make it available on the District's website as required by law.

13. Samuel Miskinins presented the report from Champions Hydro-Lawn. He noted that the District's facilities are in good shape. Upon unanimous vote, the Board approved the report as presented.

14. There were no developers' reports.

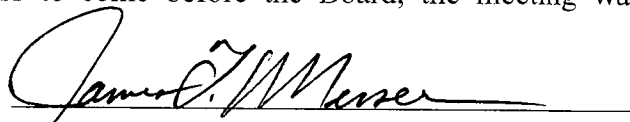
15. The Board considered the engineering contract. The attorney stated that their office was still reviewing the agreement terms and recommended that the Board table the contract for further discussion next month.

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

17. The Board considered the parks and recreational facilities report prepared by Director Gessel, a copy of which is attached.

18. There were no rewards for citizen information.

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

  
Secretary