

TIMBER LANE UTILITY DISTRICT
Minutes of Meeting of Board of Directors
February 12, 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 February 12, 2026 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:

Also present were Kimberly Russell, Kayla Ray, Mark Ivy, Rae Delk, Jeff Vogler, Mark Cervantes, Captain Vicente Medina, Paulette Scott, Kurt Trauth, William Lodato, Lisa Sustaita, Les Griffith, Sergeant Luis Alejo, 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 Chair opened the floor for public comment. Hearing none, he continued with the agenda.
3. The Board then considered the minutes of the meetings held on January 8 and January 28, 2026. Upon motion duly made and seconded, the Board unanimously approved the minutes of the meetings as presented.
4. Sergeant Luis Alejo presented a law enforcement report, copy attached. The following crime statistics were reported: two burglaries of a habitation, two vehicle thefts, zero assaults, 28 calls for family disturbances, 25 alarms, four reported runaways, five burglaries of a motor vehicle, 13 other thefts, one sexual assault, zero juvenile disturbances, 31 suspicious vehicles, zero phone harassments, zero thefts of a habitation, zero robberies, nine criminal mischief calls, two other disturbances, 33 suspicious persons, and 974 other calls for service. 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 2025 taxes are 99.08% collected, while all prior years are over 99%. Two wire transfers and 47 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 Resolution Authorizing Challenge to the Appraisal Roll. Ms. Aylett noted that the preliminary tax roll is released in May, and the tax assessor has a limited amount of time to review the roll and challenge any errors or omissions that

are found. The tax assessor should be authorized to make such challenges on the District's behalf. Upon unanimous vote, the Board approved the resolution as presented.

7. Mark Cervantes presented an engineer's report, copy attached. The engineer is preparing bid documents for the Phase 5 sanitary sewer rehabilitation in Cypress Trails. The cost of these repairs will require additional capital project funds, either through a bond sale or a change in use for wastewater treatment plant funds that were not utilized. The engineer requested and received authorization to advertise for bids for lift station 3 and lift station 7 rehabilitation. The engineer submitted plans for agency review for the pickle ball courts.

On construction projects, the engineer presented Pay Application No. 8 to C3 Construction in the amount of \$719,294.72 and recommended its approval. Construction is underway on the CCTV of Timber Lane sections 1, 2, 4, 6 and 8 sanitary sewer systems. On the Sandpiper Park Hike & Bike Trail, the engineer presented Pay Application No. 2 in the amount of \$253,432.71 and Pay Application No. 3 in the amount of \$121,201.38, both payable to Scope 28. The engineer recommended approval of the pay applications. Construction is underway for rehabilitation on lift stations 1, 2, 5, 6, and 9 by Sustanite.

Construction is substantially complete on segment A1 of the Treaschwig Road expansion from Aldine Westfield to Cypress Creek. Segment A2 from Cypress Creek to Burnham Wood is under construction. Bridge work will start on Monday.

North Harris County Regional Water Authority has prepared a route study for its surface water transmission line, and a public hearing will be held on March 2, 2026 regarding the proposed route. City of Houston consent application is ready to be submitted on the Expedia Towing annexation. The District received a proposed interlocal agreement with Harris County for the Precinct 3 sidewalk project partnership. The attorney provided comments to the county and has inquired about their procurement process for their on-call contractor. Upon unanimous vote, the Board approved the engineer's report, pay estimates, and action items listed thereon.

8. 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.

9. 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 \$409,872.22, while total current collections were \$291,873.05. The District had 90.45% water accountability. There were no permit violations at the wastewater treatment plant. The storm water pumps finally arrived and are being installed. Upon unanimous vote, the Board approved the operator's report as presented.

10. Les Griffith 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.

11. There were no developers' reports.

12. The Board briefly discussed the engineering contract. The attorney noted that her office was still reviewing the agreement terms and conditions recommended that the Board table the contract discussion for one more month.

13. The attorney for the District discussed with the Board the requirements of Senate Bill 625. The law requires districts to annually provide certain records and information concerning the District's finances and tax rates to the Texas Comptroller of Public Accounts. The comptroller has created a special information database on their website, where the information will be assembled, updated, and made available to the public free of charge. The required information already is publicly available in other places, but the law requires submission of the information to the comptroller. The information includes the name of the District, the names of the Board members, any employees, addresses, websites if applicable, names of certain consultants, the total amount of bonds authorized by District voters, the aggregate principal amount of bonds issued, the tax rate, and audited financial information. Upon unanimous vote, the Board authorized the attorney to prepare and file the required report by the April 1, 2026 deadline.

14. There was presented the attached Order for Election of Directors. The attorney noted that if an election were required to be held, it would be held on the uniform election date of Saturday, May 2, 2026. Upon unanimous vote, the Board adopted the Order as presented.

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

16. Director Gessel presented a parks and recreational facilities report, a copy of which is attached. The contractor is making good progress on the trail installation. Rainbow trout are being stocked at District ponds. The parks general manager issued a proposed planning letter to Harris County, Harris County Toll Road Authority, and other regulatory jurisdictions regarding project coordination on parks and trails issues.

The Board discussed the request of the Image Ministries Church. The church communicated with Director Gessel via text that they would like to continue to meet at the Timber Lane Community Center through May. The Board had previously stated that the intent was to allow the church to have a temporary meeting space, and the community center should not become a permanent home for one church. The Board also expressed concern about the additional supplies being utilized, the additional cleanup required, and the lack of clear understanding about the church's temporary use of the facilities and the end date. The Board asked that a member of the church attend the next regular meeting to present their request and discuss the matter with the full Board. Upon unanimous vote, the Board approved the parks report as presented.

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