TIMBER LANE UTILITY DISTRICT
Minutes of Meeting of Board of Directors
September 10, 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 September 10, 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:

None

Also present were Kimberly Russell, Kayla Ray, Reagan Emerick, Mark Ivy, Rae Delk, Jeff Vogler, Mark Cervantes, Jared Welsh, Captain Vicente Medina, Kurt Trauth, William Lodato, Lisa Sustaita, Perry Miller, Sergeant Luis Alejo, Curtis Spears, Sarah Sanchez, Eric O'Brien, and Lori G. Aylett. Several other members of the community were in attendance.

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 President opened the floor for public comment. None was received.

3. The Board then considered the minutes of the meeting held on August 13, 2026. 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: one burglary of a habitation, seven vehicle thefts, zero assaults, 24 calls for family disturbances, 23 alarms, one reported runaway, eleven burglaries of a motor vehicle, ten other thefts, zero sexual assaults, zero juvenile disturbances, 24 suspicious vehicles, five phone harassments, four thefts of a habitation, zero robberies, six criminal mischief calls, four other disturbances, 23 suspicious persons, and 1,343 other calls for service.

Captain Vicente Medina took the podium and gave special recognition to Deputy Jerry Montiel. The constable's office provided a letter of commendation to Deputy Montiel for his actions on August 18, 2026 when we was dispatched to an auto and pedestrian accident where he administered life-saving first aid. The Board added their commendation and appreciation for the deputy's service to the community. 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 98.10% collected, while all prior years are over 99%. Two wire transfers and 22 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. Jared Welsh presented a financial advisor's report and the Truth-in-Taxation calculations for the District's proposed 2026 tax rate. After that presentation, the Board adopted the attached resolution finding the District to be a "developing district." The District further authorized publication of the 2026 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. Lori Aylett 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 2026. The Board authorized the attorney to update the document as required by law.

8. Mark Cervantes presented an engineer's report, copy attached. He noted that the county is evaluating the bids received for the Birnamwood sidewalk project, and he is awaiting additional information. The engineer stated that his office is preparing the bid documents for phase 5 of the Cypress Trails sanitary sewer rehabilitation project. With regard to the pickleball court project, the engineer stated that bids are due on September 18, 2026. The engineer also presented a very preliminary cost summary for the next water, sewer, and drainage bond issue. The engineer is working with the operator on rehabilitation projects, lift station improvements, and generator projects. The engineer requested and received Board authorization to begin preparation of the bond application.

On construction projects, in connection with the wastewater treatment expansion project, the engineer presented Pay Application No. 15 to C3 Construction in the amount of $283,450.00 and recommended its approval. Construction continues on the CCTV of Timber Lane sections 1, 2, 4, 6 and 8 sanitary sewer systems; no pay application was presented for approval. As for the rehabilitation of storm water lift station nos. 2 and 7, the engineer presented and recommended approval of Pay Application No. 2 in the amount of $211,500.00 and No. 3 in the amount of $74,205.00 to Wameco.

The Expedia Towing annexation application is still pending with the City of Houston. The engineer responded to several inquiries and requests for additional information. The engineer provided a brief update on matters related to the North Harris County Regional Water Authority, noting that the right of entry agreement is pending with the authority. Mr. Cervantes also presented and recommended approval of a request for inspection of facilities for the hike and bike trails in Sandpiper Park, phase two.

Upon unanimous vote, the Board approved the engineer's report, pay estimates, and action items listed thereon.

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 7,629 active connections. The District's total current billing was $477,149.51, while total current collections were $474,265.88. The District had 91.79% water accountability. Water Plant 5 was offline, and the contractor made repairs under warranty. There were no excursions for e. coli at the wastewater treatment plant during the month of August. The operator is completing fire hydrant and valve inspections. The operator will bring a list of repairs to the next meeting. Upon unanimous vote, the Board approved the operator's report as presented.

11. The Board considered an (i) Order Establishing Policy for Water and Sewer Service and Imposition of Penalties, (ii) Order for Adoption of Schedule of Water and Sewer Fees and Rates, and (iii) Order for Establishing Policy and Rates for Nontaxable Entities. Lori Aylett explained that she is proposing separation of the District's fee schedule into different documents to allow for an easier interpretation by the District's operator and to provide protections to the District in the event a property owner applies for a tax exemption and has not paid a nontaxable entity tap fee. After further review and discussion, upon motion duly made and seconded, the Board approved the attached orders as presented.

12. Perry Miller presented the report from Ethoscapes. He noted that the District's facilities are in good shape. Perry Miller presented a proposal for removal of some trees on a District easement prior to performing District utility work at a cost of $8,500. The Board approved the proposal.

13. There were no developers' reports.

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

15. Director Gessel presented a parks and recreational facilities report, a copy of which is attached. Director Gessel addressed a variety of matters, including the status of construction of the pickleball courts and the success of the recent Labor Day parade. He also noted the upcoming National Night Out in October. One Eagle Scout project at the dog park is underway. Director Gessel plans to apply for HGAC award for Breckenridge West Trail Phases 1 and 2. Upon unanimous vote, the Board approved the parks report as presented.

16. There were no rewards for citizen information.

17. The attorney presented correspondence from Harris County Fresh Water Supply District No. 61 to the Attorney General of Texas regarding the management of the North Harris County Regional Water Authority. The Board agreed to place an item on the next agenda to discuss the correspondence.

A resident who arrived after the public comment period addressed the Board and requested the addition of shade trees in Sandpiper Park. Director Gessel will work with the resident and discuss the request in more detail.

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

Secretary