

MINUTES
MISSION BEND MUNICIPAL UTILITY DISTRICT NO. 1

April 20, 2026

The Board of Directors (the "Board") of Mission Bend Municipal Utility District No. 1 (the "District") met in regular session, open to the public, on the 20th day of April, 2026, at the Chelford City Regional Wastewater Treatment Facility, 15027 Alief-Clodine Road, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Deborah B. Cupples	President
Kay Haynie	Vice President
Carol McDonald	Secretary
Mike Alderfer	Assistant Vice President
Carl S. Roecker	Assistant Secretary

and all of said persons were present, thus constituting a quorum.

Also present at the meeting were Jenna Craig of Touchstone District Services ("Touchstone"); Mary Ann Mihills of Municipal Accounts & Consulting, L.P. ("MAC"); Carlous Smith of Si Environmental, LLC ("Si"); Cameron Brown of Assessments of the Southwest, Inc. ("ASW"); Jolie Craft of Vogler & Spencer Engineering, Inc. ("Vogler"); and Audrey Briscoe, and Jakayla Canaday of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Director Cupples offered any members of the public attending the meeting the opportunity to make a public comment. Mr. Smith updated the Board regarding a customer disputing a denied water bill adjustment. The customer requested adjustments dating back to February 2025 due to high water usage. Mr. Smith stated that the account was reviewed and confirmed that a recent service line repair had been completed at the property; however, the meter readings were determined to be accurate, and the usage was considered valid. The adjustment request was denied.

MINUTES

The Board considered approving the minutes of the March 16, 2026, regular meeting, the minutes of the March 9, 2026, special meeting, and the April 6, 2026, in-district meeting. After review and discussion, Director Alderfer moved to approve the minutes, as amended. Director McDonald seconded the motion, which passed unanimously.

UPDATE ON WEBSITE MATTERS AND AUTHORIZE APPROPRIATE ACTION

Ms. Craig distributed and reviewed the website report, a copy of which is attached. Discussion ensued regarding the number of visitors to the site, website content requirements, and additional communication content to be added to the website. Ms. Craig proposed adding an article on watering recommendations based on local weather conditions.

RENEWAL OF DISTRICT'S INSURANCE POLICIES

Ms. Briscoe stated that the District's insurance policies with McDonald & Wessendorff Insurance ("McDonald") will expire on June 19, 2026. The Board reviewed a renewal proposal from McDonald with a proposed premium of \$20,471.00. Following review and discussion, Director Haynie moved to accept the renewal proposal for the District's insurance from McDonald and direct that the proposal be filed appropriately and retained in the District's official records. Director Alderfer seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Mihills distributed and reviewed the bookkeeper's report, including a summary of investments and a list of checks presented for approval, a copy of which is attached.

Ms. Mihills discussed the allocation of surplus funds for projects. She noted that the \$190,000 allocated for water distribution system upgrades will not be utilized anytime soon for that project, as the project is expected to be completed in 2028 or 2029. She reported to the Board that \$182,000 of those funds has been expended on other projects as surplus funds. Ms. Mihills stated that if the district eventually moves forward with the water distribution system upgrades, they may be financed by the general operating fund.

After review and discussion, Director Roecker moved to approve the bookkeeper's report, the summary of investments, and payment of the bills. Director Haynie seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Mr. Brown distributed and reviewed the tax assessor/collector's report, including the delinquent tax roll, a copy of which is attached. He stated that 90.83% of the 2025 taxes had been collected as of March 31, 2026. Following review and discussion, Director Haynie moved to approve the tax assessor/collector's report and payment of the tax bills. Director Cupples seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES

Mr. Smith presented the operator's report, a copy of which is attached. He reviewed general maintenance and repairs that have occurred since the last meeting, along with the Integrated Water System report included in the operator's report. Mr. Smith reported that water accountability for the previous month was 93.13%.

Mr. Smith proposed repainting District fire hydrants. The Board expressed concerns about rust and inquired if additional surface preparation could enhance paint durability. Mr. Smith agreed to gather further information and pricing on alternative preparation methods before proceeding.

Mr. Smith presented and reviewed the annual report on the District's Identity Theft Prevention Program, a copy of which is included in the operator's report. Mr. Smith stated that the annual report indicates no significant incidents of identity theft detection and recommended no changes to the program at this time.

Ms. Haynie reported a missing meter box lid at 8022 Pedra and noted standing water near a meter box, which may suggest a leak or illegal connection at Secura Drive and Montesa. Mr. Smith agreed to investigate both locations.

The Board also discussed the use of blue pipe materials for service line repairs.

After review and discussion, Director Haynie moved to: (1) approve the operator's report; (2) approve the annual Identity Theft Program report and direct that it be filed appropriately and retained in the District's official records; and (3) approve the use of Q-Line blue pipe materials for service line repairs. Director Cupples seconded the motion, which passed unanimously.

HEARING ON TERMINATION OF WATER SERVICE

Mr. Smith presented to the Board a list of delinquent customers and reported the residents on the termination list were delinquent in payment of their water and sewer bills and were given written notification, in accordance with the District's Rate Order, prior to the meeting of the opportunity to appear before the Board to explain, contest, or correct the utility service bill and to show reason why utility service should not be terminated for the reason of non-payment. Mr. Smith also requested Board approval to send closed accounts to collections. Following review and discussion, Director Roecker moved to authorize termination of delinquent accounts in accordance with the District's Rate Order and direct that the delinquent customer list be filed appropriately and retained in the District's official records and send closed customer accounts to collections. Director Haynie seconded the motion, which passed unanimously.

ENGINEER'S REPORT

Ms. Craft distributed and reviewed the engineer's report, a copy of which is attached. She updated the Board regarding development in the District and reviewed repairs and maintenance of District facilities since the last meeting.

Ms. Craft updated the Board on the electrical upgrades at Water Plant Nos. 1 and 2, reporting that the projects are 98% complete, with a punch list from the March 5, 2026, walk-through provided to the contractor.

Ms. Craft provided an update to the Board on the Chloramine Conversion project at Water Plant Nos. 1 and 2. She noted that the contractor is expected to complete the foundation within the next three weeks, with the entire project scheduled for completion by December 31, 2026.

Following review and discussion, Director Haynie moved to approve the engineer's report. Director Roecker seconded the motion, which passed unanimously.

REPORTS FROM DIRECTORS AND DISTRICT CONSULTANTS

The Board noted its next regular meeting date will be May 18, 2026, at 6:00 p.m. at the Chelford City Regional Wastewater Treatment Facility.

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



Carol M. Donald
Secretary, Board of Directors

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