

MINUTES  
MISSION BEND MUNICIPAL UTILITY DISTRICT NO. 1

August 17, 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 17th day of August 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:

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|--------------------|--------------------------|
| 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 and Terri Ruesch of Touchstone District Services ("Touchstone"); Mary Ann Mihills of Municipal Accounts & Consulting, L.P. ("MAC"); Tim Ervin 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 public comment. There being no members of the public requesting to make public comment, Director Cupples moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the July 20, 2026, regular meeting. After review and discussion, Director Haynie moved to approve the minutes, as presented. Director Roecker 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 articles for future website publications. The articles would provide residents with information regarding the National Night Out, in partnership with the Homeowners Association.

#### ANNUAL REPORT IN ACCORDANCE WITH CONTINUING DISCLOSURE OF INFORMATION AGREEMENT

Ms. Briscoe reviewed an Annual Report containing updated financial and operating data to be filed in accordance with the continuing disclosure provisions contained in the bond resolutions. She stated that the District is required to file certain financial and operating data with the Municipal Securities Rulemaking Board through the Electronic Municipal Market Access ("EMMA") system in compliance with SEC Rule 15c12-12. Following review and discussion, Director Haynie moved to approve the Annual Report, authorize the attorney to submit the District's updated financial and operating data to EMMA in compliance with the continuing disclosure provisions contained in the bond resolutions, and direct that the Report be filed appropriately and retained in the District's official records. Director Alderfer seconded the motion, which passed unanimously.

#### ANNUAL REVIEW OF PROCEDURES FOR CONTINUING DISCLOSURE COMPLIANCE

The Board reviewed the District's procedures for continuing disclosure compliance. Ms. Briscoe stated that no changes are required at this time.

#### 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.

After review and discussion, Director Alderfer moved to approve the bookkeeper's report, the summary of investments, and payment of the bills. Director McDonald 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. She stated that 95.24% of the 2025 taxes had been collected as of July 31, 2026.

Mr. Brown reported that Check No. 2495, payable to the Appraisal District, was not reflected on the original report and that an updated tax report be provided for the District's records.

Following review and discussion, Director Roecker moved to approve the tax assessor/collector's report and payment of the tax bills. Director Cupples seconded the motion, which passed unanimously.

#### DISCUSS 2026 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

The Board concurred to defer action pending certified values from the Harris County Appraisal District.

#### REVIEW ARBITRAGE REBATE REPORT FOR SERIES 2021 REFUNDING BONDS

Ms. Briscoe reviewed the arbitrage report for the Series 2021 refunding Bonds. She stated that the report reflects that no arbitrage rebate or yield reduction payment is due to the Internal Revenue Service. The Board concurred to accept the report and directed that the report be filed appropriately and retained in the District's official records.

#### OPERATION OF DISTRICT FACILITIES

Mr. Ervin presented the operator's report, a copy of which is attached, and reviewed general maintenance and repairs that have occurred since the last meeting. He also reviewed the Integrated Water System report, which is included in the operator's report. Mr. Ervin reported water accountability for last month was 91.15%.

The Board discussed potential sources of water loss and measures to improve leak detection and system protection. Discussion ensued.

Director Haynie reported a leak and bubbling condition in the median near Beechnut. The Board discussed whether the conditions could be related to irrigation facilities or the service line. Discussion ensued.

After review and discussion, Director Alderfer moved to approve the operator's report. Director Haynie seconded the motion, which passed unanimously.

#### HEARING ON TERMINATION OF WATER SERVICE

Mr. Ervin 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. Following review and discussion, Director Alderfer 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. 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 No. 1 and No. 2. She reported completion at Water Plant No. 1 and troubleshooting of new equipment at Water Plant No. 2

Ms. Craft then updated the Board on the plans for the chloramine conversion at Water Plant No. 1 and No. 2, stating that the project is 32% complete. She presented Pay Application No. 3 in the amount of \$90,000, which includes installation of the surface water fill line.

Ms. Craft updated the Board on the District's capital improvement projects ("CIP"). She recommended updating the 10-year CIP and requested that it reflect current project schedules, priorities, and anticipated capital needs, including Water Plant No. 2 tank and structural improvements.

Ms. Craft discussed a formal capacity letter request from NRP Group for developing the 10.37-acre tract on the northwest corner of Beechnut and Lobera into 300 apartment units. She recommended authorization to provide the capacity letter.

Ms. Craft discussed the District's water treatment and disinfection facilities, including the use and storage of liquid bleach, related equipment needs, and potential improvements to support continued plant operations. The Board discussed incorporating any necessary improvements into future capital planning.

Ms. Craft reviewed the results of the five-year inspections of Water Plant No. 2 and reported deterioration of the rafters and related structural components. She discussed anticipated repairs, including replacement of deteriorated rafters and potential roof, coating, and structural improvements, and incorporating repairs in the CIP. Ms. Craft requested authorization to prepare plans and specifications.

Following review and discussion and based on the engineer's recommendation, Director Cupples moved to (1) approve the engineer's report; (2) approve Pay Application No. 3 in the amount of \$90,000; (3) approve updating the District's 10-year CIP; (4) authorize a formal capacity letter to NRP Group; and (4) authorize plans and specifications to replace the roof rafters. Director Alderfer seconded the motion, which passed unanimously.

## PHASE II SMALL MS4 GENERAL PERMIT AND STORM MANAGEMENT PLAN

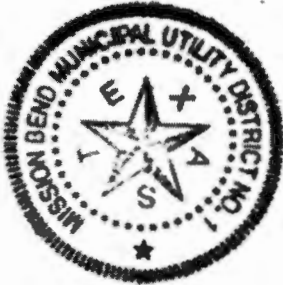
There was no update on this item.

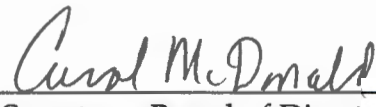
### REPORTS FROM DIRECTORS AND DISTRICT CONSULTANTS

The Board noted its next regular meeting date will be September 21, 2026, at 6:00 p.m. at the Chelford City Regional Wastewater Treatment Facility.

The Board considered continued participation in the Greenbelt Association. Following review and discussion, Roecker approved participation in the amount of \$15,000 per quarter, \$60,000 annually. Director Haynie seconded the motion, which passed unanimously.

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



  
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Secretary, Board of Directors

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