

**MINUTES OF THE MEETING
OF THE
BOARD OF DIRECTORS**

April 4, 2024

THE STATE OF TEXAS	§
	§
COUNTIES OF FORT BEND AND WALLER	§
	§
WILLOW POINT MUNICIPAL UTILITY	§
DISTRICT OF FORT BEND AND	§
WALLER COUNTIES	§

The Board of Directors (the “Board”) of Willow Point Municipal Utility District of Fort Bend and Waller Counties (the “District”), met in regular session, open to the public, on Thursday, April 4, 2024, at 12:00 p.m., at 1980 Post Oak Boulevard, Suite 1380, Houston, Texas, a designated meeting place outside the boundaries of the District, and via ZOOM audio/video conference. The roll was called of the members of the Board, to-wit:

- | | | |
|-----------------|---|---------------------|
| Ryan B. Niles | - | President |
| Will Gutowsky | - | Vice President |
| David L. Salley | - | Secretary |
| Simon VanDyk | - | Assistant Secretary |
| Chris Barge | - | Assistant Secretary |

All members of the Board were present, thus constituting a quorum.

Also participating in the meeting were Jim Grover of Ventana Land Development Company (“Ventana”), a developer of land within the District; Mary Ann Mihills of Municipal Accounts & Consulting, L.P. (“MAC”), bookkeeper for the District; Lyndsay Evans and Marshall Green of Quiddity Engineering, LLC (“Quiddity”), engineer for the District; Spencer Day of Masterson Advisors, LLC (“Masterson”), financial advisors for the District; Lita Lemus of Utility Tax Service, LLC, tax assessor and collector for the District; Ryan Mapes of SiEnvironmental (“SiEnviro”), operator for the District; Jennifer Vossler of McCall Gibson Swedlund Barfoot PLLC, auditors for the District; Joseph Hopper of Storm Water Solutions (“SWS”); John O’Donnell of WaterLogic; Michael Willett, Justin Waggoner, and Mikaela Taylor of Touchstone District Services (“Touchstone”); Jim Moses, a resident of the District and member of the Anserra Homeowner’s Association (“Anserra HOA”); Murali Rajam, Paul Breaux, and Dave Hall,

residents of the District and members of the Trails of Katy Homeowner’s Association (“Trails of Katy HOA”); and Ryan E. LaRue and Alyssa Stanford (Legal Assistant) of Sanford Kuhl Hagan Kugle Parker Kahn LLP (“SK Law”), attorneys for the District.

The meeting was called to order at 12:01 p.m. Copies of the notices of the meeting are attached hereto.

HEAR FROM PUBLIC

The Board noted that there were no members of the public who wished to address the Board.

APPROVE MINUTES OF MEETING HELD MARCH 7, 2024

BOOKKEEPER’S REPORT

TAX ASSESSOR/COLLECTOR’S REPORT

WATERLOGIC REPORT

REPORT FROM TOUCHSTONE DISTRICT SERVICES

Upon motion by Director Barge, seconded by Director Niles, and after full discussion, the Board voted to:

- a. approve the Minutes of the meeting held March 7, 2024 as submitted;
- b. approve the Bookkeeper’s Report, including payment of the bills;
- c. approve the Tax Assessor/Collector’s Report for the month of March, noting that approximately 97.59% of the 2023 taxes have been collected; and
- d. approve the report submitted by WaterLogic;
- e. approve the report submitted by Touchstone; and
- f. accept the social media proposal submitted by Touchstone.

Director VanDyk abstained from voting.

Copies of the Bookkeeper’s Report, the Tax Assessor/Collector’s Report, the report submitted by WaterLogic, the report submitted by Touchstone, and the social media proposal submitted by Touchstone are attached hereto.

CONSIDER APPROVAL OF DEVELOPER REIMBURSEMENT AUDIT

Mr. LaRue informed the Board that the rules of the Texas Commission on Environmental Quality provide that an audit must be conducted in connection with reimbursing developers with the proceeds of

bonds. The Board recognized Ms. Vossler, who submitted to and reviewed with the Board a draft of the developer reimbursement audit in connection with issuance of the Series 2024 Bonds, and reviewed the use of proceeds in connection with the same.

Upon motion by Director Niles, seconded by Director Barge, and after full discussion, the Board voted unanimously to approve the developer reimbursement audit in connection with issuance of the Series 2024 Bonds.

HEAR REPORT FROM HOA

Mr. Moses, Mr. Hall, and Mr. Breaux stated that they had nothing to report at this time.

Mr. Rajam requested an update on landscaping. Director VanDyk stated that he would schedule a meeting to go over the plans with Mr. Rajam, Director Barge, and Ms. Evans.

The Board noted that no action was required.

HEAR DEVELOPER'S REPORT

Mr. Grover stated that he is working with Quiddity on feasibility and development plans for approximately 100-acres east of Cane Island Parkway.

The Board noted that no action was required.

HEAR ENGINEER'S REPORT

The Board recognized Ms. Evans, who reviewed with the Board the Engineer's Report, a copy of which is attached hereto. She updated the Board on the status of ongoing construction projects within the District as detailed in such Report.

Upon motion by Director Barge, seconded by Director Niles, and after full discussion, the Board voted unanimously to approve the Engineer's Report as submitted.

HEAR OPERATOR'S REPORT

The Board recognized Mr. Mapes, who reviewed with the Board the Operator's Report, a copy of which is attached hereto, as well as the list of "High Water Users". He also reviewed with the Board the delinquent list, a copy of which is attached hereto.

Mr. LaRue inquired about the presence of a generator at the District's Wastewater Treatment Plant. Ms. Evans confirmed that there is a generator at the Wastewater Treatment Plant.

Upon motion by Director Barge, seconded by Director Niles, and after full discussion, the Board voted unanimously to authorize termination of service to the customers listed on the delinquent list, as the customers were neither participating in the meeting nor presented any written statement on the matter.

By the same motion, the Board voted unanimously to approve the Operator's Report as submitted.

HEAR REPORT FROM STORM WATER SOLUTIONS

The Board recognized Mr. Hopper, who reviewed with the Board a report and pictures regarding drainage and detention facilities, a copy of which is attached hereto.

Mr. Hopper presented to and reviewed with the Board two proposals in connection with fire ant control. The first proposal includes treatment of the grass areas adjacent to walking trails along the top bank of all detention ponds within the District and all common areas in the amount of \$25,205.00. The second proposal includes treatment of the grass areas adjacent to walking trails along the top bank of all detention ponds in the amount of \$1,775.00. A copy of such proposal is attached hereto.

Upon motion by Director Barge, seconded by Director VanDyk, and after full discussion, the Board voted unanimously to approve the treatment of the grass areas adjacent to walking trails along the top bank of all detention ponds in the amount of \$1,775.00.

HEAR ATTORNEY'S REPORT

Approve Amended Notice to Sellers and Purchasers [Series 2024 Bonds]

Mr. LaRue advised that the Notice to Sellers and Purchasers will be revised to reflect the Series 2024 Bonds issued by the District after the closing of the sale of the Bonds, which is scheduled for April 9, 2024.

Upon motion by Director Barge, seconded by Director Salley, and after full discussion, the Board voted unanimously to approve the Amended Notice to Sellers and Purchasers and to authorize filing of the

same in the Harris County Real Property Records and with the Texas Commission on Environmental Quality upon closing of the Series 2024 Bonds.

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

[SIGNATURE PAGE FOLLOWS]

PASSED, APPROVED AND ADOPTED this 2nd day of May, 2024.



Secretary, Board of Directors

(SEAL)

