

MINUTES OF REGULAR MEETING
OF
WINDFERN FOREST UTILITY DISTRICT

September 16, 2025

The Board of Directors of Windfern Forest Utility District of Harris County, Texas, met in regular session, open to the public, at a regular meeting place outside the boundaries of the District, at Rolling Fork Recreation Facility, 9110 Rodney Ray Blvd., Houston, Texas 77040, on September 16, 2025, and the roll was called of the duly constituted officers and members of the Board, to wit:

Karen Hlavenka	President
Shari North	Vice President
Phyllis Schoelman	Assistant Vice President
Ann Murphree	Secretary/Treasurer
John Lehew	Assistant Secretary

All members of the Board of Directors were present, except Directors Hlavenka and Schoelman thus constituting a quorum.

Also present were Pete Pederson a member of the public; Drew Masterson of Masterson Advisors, the District's Financial Advisor; Tim Hardin of Langford Engineering Inc. ("Langford") the District's Engineer ("Engineer"); Demitra Berry of McLennan & Associates, LP; Rebecca Olvera of B & A Municipal Tax Service, LLC ("B&A"); Deano Wright of SiEnvironmental, LLC (the "Operator"); Clark Lord and Tiffany Ehmke of Bracewell LLP, the District's legal counsel.

Whereupon, the meeting was called to order. A copy of the notice of the meeting is attached hereto as Exhibit "A".

PUBLIC COMMENTS

There were no public comments.

SECURITY REPORT

The Board previously received a report on security matters within the District for the month of August 2025, a copy of which is attached hereto as Exhibit "B". No action was taken.

APPROVE MINUTES

The Board reviewed the minutes of August 19, 2025 meeting. After review, upon a motion made by Director North and seconded by Director Murphree, the Board voted unanimously to approve the minutes of August 19, 2025 meeting.

TAX RATE

Mr. Masterson reviewed a tax rate analysis with the Board for the year 2025, a copy of which is attached hereto as Exhibit "C". Mr. Masterson answered the Board's questions.

Following discussion, a motion was made by Director North and seconded by Director Schoelman to adopt a proposed tax rate of \$0.434 per \$100 valuation, comprised of a \$0.20 component for debt service and a \$0.234 component for maintenance and operation, authorize publication of a Notice of Hearing regarding the proposed tax rate, and establish October 21, 2025 to conduct the hearing on the tax rate. The motion carried by unanimous vote.

TAX ASSESSOR/COLLECTOR'S REPORT AND APPROVE PAYMENT OF BILLS

Ms. Olvera presented the tax assessor/collector's report for the month ending August 31, 2025, a copy of which is attached hereto as Exhibit "D".

Following discussion on the tax assessor/collector's report, upon a motion made by Director North and seconded by Director Murphree, the Board voted unanimously to approve the tax assessor report.

DELINQUENT TAX ATTORNEY'S REPORT

Ms. Olvera reviewed the delinquent tax report.

BOOKKEEPER'S REPORT, APPROVE PAYMENT OF BILLS AND REVIEW INVESTMENT OF DISTRICT FUNDS

Ms. Berry presented the Bookkeeper's report, a copy of which is attached hereto as Exhibit "E". She next reviewed the checks presented for payment, the District's investments and a comparison of actual versus budgeted revenues and expenses for the period ending August 31, 2025.

Adopt Budget for fiscal year ending September 30, 2026

The Board reviewed the draft budget and requested it be amended to include the expenses for one (1) officer contracted with the Constable and On-Site Protection. Mr. Lord noted that the District previously approved a Reimbursement Resolution for projects that can be funded by bond proceeds.

Following discussion on the Bookkeeper's report, upon a motion made by Director Murphree and seconded by Director Lehew, the Board voted unanimously to (i) approve the budget in substantial form and authorize the Board President to approve the final budget; and (ii) approve the Bookkeeper's Report.

OPERATOR'S REPORT

Mr. Wright presented the Operator's report, a copy of which is attached hereto as Exhibit "F". He then reviewed a joint water production and accountability report with the Board and reported that water accountability for the prior month 85.34% and the current connection count is 1,324.

After consideration, upon a motion made by Director Schoellman and seconded by Director North, the Board voted unanimously approved the Operator's report.

CONDUCT HEARING ON TERMINATION OF WATER SERVICE TO DELINQUENT WATER AND SEWER ACCOUNTS AND AUTHORIZE APPROPRIATE ACTION

Mr. Wright recommended no terminations due to new billing software.

ENGINEER'S REPORT

The Board recognized Mr. Hardin who reviewed the Engineer's report, a copy of which is attached hereto as Exhibit "G" and previously distributed to the Board. He then reviewed the District's water product costs located in the Engineer's Report.

Water Distribution System Improvement

Mr. Hardin reminded the Board of their elevated storage tanks and how the District currently has an exception regarding the elevated storage tanks. He stated the Texas Commission on Environmental Quality ("TCEQ") wants to revoke the exception if the District cannot demonstrate it can run without multiple pressure plans. Mr. Hardin noted that a hydraulics analysis would be needed to determine this information and provide to the TCEQ.

Water Rate for Harris Co. MUD 261

The Board discussed the invoice calculations for Harris Co. MUD 261. Director Hlavenka recommended the Board approve a \$2.73 per 1,000 gallons, and a rate of \$3.15 per 1,000 gallons as the excess rate.

After consideration, upon a motion brought by Director North, seconded by Director Murphree, the Board unanimously (i) approved the Harris Co. MUD No. 261 water rate of \$2.73 per 1,000 gallons and a rate of \$3.15 per 1,000 gallons as the excess rate, to be effective as of September 16, 2025; and (ii) approved the Engineer's Report.

REPORT ON MATTERS DISCUSSED AT THE MEETING OF THE WHITE OAK BAYOU JOINT POWERS BOARD

A copy of the minutes from the White Oak Bayou Joint Powers Board, dated August 26, 2025, is attached hereto as Exhibit "H".

ATTORNEY'S REPORT

Resolution Regarding the Annual Review of the Authority's Investment Policy and Broker/Dealer List

Mr. Lord presented the Board with a Resolution Regarding the Annual Review of the Authority's Investment Policy and Broker/Dealer List, a copy of which is attached hereto as Exhibit "I". He stated that the Authority, pursuant to the Public Funds Investment Act, is required to review its investment policy and broker/dealer list at least annually. Mr. Lord stated that there were no changes to the policy, but that the broker/dealer list had been updated. After discussion, Director Schoelman moved that the Board adopt the Resolution as presented. Director Murphree seconded the motion and it carried unanimously.

Annual Disclosure Statement of the Bookkeeper and Investment Officer

Mr. Lord next explained that, pursuant to the Public Funds Investment Act, the Authority's Bookkeeper and Investment Officer are required to execute and submit an annual disclosure statement to the Texas Ethics Commission disclosing any relationships that they may have with institutions that are offering, have offered, or may offer to engage in an investment transaction with the Authority. After discussion, Director Schoelman moved that the Board accept and authorize the filing of the disclosure statements of the Bookkeeper and Investment Officer. Director Murphree seconded the motion and it carried unanimously.

IN EXECUTIVE SESSION PURSUANT TO SECTION 551.074, CHAPTER 551, TEXAS GOVERNMENT CODE

The Board did not meet in executive session.

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

Ann Murphy
Secretary, Board of Directors



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