MINUTES OF
REGULAR MEETING OF
WINDFERN FOREST UTILITY DISTRICT

February 17, 2026

The Board of Directors of Windfern Forest Utility District of Harris County, Texas (the "Board"), met in regular session, open to the public, at a regular meeting place outside the boundaries of the District, at the Jersey Village Civic Center, 16327 Lakeview Dr, Jersey Village, Texas 77040, on February 17, 2026 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, thus constituting a quorum.

Also present were Captain Jennings and Officer Curry of Harris County Constable Precinct 4 ("Precinct 4"); Craig Davis of On-Site Protection LLC ("On-Site"), the District's private security provider; Demitra Berry of McLennan & Associates, LP, the "Bookkeeper"); Rebecca Olvera of B & A Municipal Tax Service, LLC ("B&A") (the "Tax Assessor/Collector"); Deano Wright of Si Environmental, LLC (the "Operator"); Tim Hardin of Langford Engineering Inc. (the "Engineer"); Clark Lord and Paula Tolliver 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 acknowledged Captain Jennings and Officer Curry, who presented the Security Report on security matters within the District for the month of January 2026. A copy of Precinct 4's report is attached hereto as Exhibit "B."

APPROVE MINUTES

The Board reviewed the minutes of January 20, 2026, meeting. After review, upon a motion made by Director North and seconded by Director Schoelman, the Board voted unanimously to approve the minutes of January 20, 2026, meeting.

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

Ms. Olvera presented the Tax Assessor/Collector's Report for the month ending January 31, 2026, a copy of which is attached hereto as Exhibit "D."

Following discussion on the Tax Assessor/Collector's Report, Ms. Olvera presented documentation related to the assignment of services to Assessments of the Southwest and a credit card processing agreement with First Billing to allow taxpayers the option to make payments by phone or credit card, subject to applicable processing fees.

After discussion, upon a motion made by Director North and seconded by Director Schoelman, the Board voted unanimously to approve the tax assessor report, authorized payment of the invoices presented, approved the Assignment and credit card processing agreement and authorized proceeding with delinquent account tagging procedures.

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

The Board recognized Ms. Berry presented the Bookkeeper's Report, a copy of which is attached hereto as Exhibit "E." She reviewed recent financial activity, including transfers between accounts to cover expenses and disbursements for routine District operations, payroll and reimbursement of director conference expenses. She presented an updated worksheet tracking administrative building expenses and noted that additional items may need to be included to ensure the worksheet accurately reflects all project-related costs. The Board requested that Ms. Berry review the worksheet and coordinate with District Consultants to confirm the accuracy of the listed expenses and follow up regarding a City of Houston billing item referenced in the report.

After discussion, upon motion of Director Murphee and seconded by Director North, the Board voted unanimously to approve the Bookkeeper's Report and authorized payment of the bills as presented.

OPERATOR'S REPORT

The Board recognized Mr. Wright, who presented the Operator's report, a copy of which is attached hereto as Exhibit "F." He reported on routine inspections, normal operations, and maintenance activities at the District's facilities, including recent repairs and ongoing monitoring for water distribution system. He also discussed certain maintenance items at the water plants and noted that pricing comparisons were being obtained for additional repairs.

Mr. Wright reported on testing of the master meter serving the 261 system and explained that existing mechanical meter does not register low flows. He recommended replacing the meter

with a digital ultrasonic meter to improve accuracy and capture low-flow usage. The Board discussed the proposal and the anticipated installation process. He also reported on issues with Booster Pump No. 1 at the water plant and reviewed repair and replacement cost estimates.

After discussion, upon motion Director North and seconded by Director Lehew, the Board voted unanimously to approve the Operator's report, authorized the repair of the pump and motor and authorized Mr. Wright to proceed with the recommended work.

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

The Board next considered termination of utility services to customers with delinquent accounts.

Following discussion, upon a motion made by Director North and seconded by Director Lehew, the Board voted unanimously to terminate utility service to customers with delinquent accounts.

ENGINEER'S REPORT

The Board recognized Mr. Hardin who presented the Engineer's report, a copy of which is attached hereto as Exhibit "G," and was distributed to the Board before the meeting. He updated the Board regarding ongoing District projects and regulatory matters. He reported on the proposed 12-inch water line extension along Gessner and presented construction contracts related to the project.

He further advised the Board regarding upcoming compliance requirements under the America's Water Infrastructure Act (AWIA), including the requirement to review and update the Districts Risk and Resilience Assessment and Emergency Response Plan. Mr. Hardin stated that the review would be initiated and additional information would be presented to the Board at a future meeting.

The Board discussed maintenance issues at the District's building, including plumbing fixture repairs and water leaks. Mr. Hardin recommended the water service to the building be turned off during construction activities and that any plumbing repairs be coordinated through the construction contractor if appropriate.

Following discussion, upon a motion made by Director Schoelman and seconded by Director North, the Board voted unanimously to approve Engineer's Report and execution of construction contracts.

WHITE OAK BAYOU WASTEWATER TREATMENT PLANT

There was not a January meeting and no updates to provide.

ATTORNEY'S REPORT

The Board discussed security contracting services and alternatives. Director Hlavenka requested that additional information be gathered and brough back next month.

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

Ann Murphree
Secretary, Board of Directors

(SEAL)

