

MINUTES OF REGULAR MEETING
OF
WINDFERN FOREST UTILITY DISTRICT

August 19, 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 August 19, 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 Sandra-Lee Jordan a member of the public; Richard Weiler of R.D. Weiler Associates; Carol Lueb, Manager of District Building; 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

The Board recognized Ms. Jordan who stated she lived at the Bellagio Apartments requested information regarding the District recently taking one of the wells off-line. Mr. Wright outlined what led to the well break-down and stated his team is taking steps to get the well back on-line very soon.

SECURITY REPORT

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

APPROVE MINUTES

The Board reviewed the minutes of July 15, 2025 meeting. After review, upon a motion made by Director Lehew and seconded by Director Murphree, the Board voted unanimously to approve the minutes of July 15, 2025 meeting.

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

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

Following discussion on the tax assessor/collector's report, upon a motion made by Director Lehew 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 "D". 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 June 30, 2025. She noted that the Champions check will be voided.

Following discussion on the Bookkeeper's report, upon a motion made by Director Murphree and seconded by Director Lehew, the Board voted unanimously to approve the Bookkeeper's Report.

OPERATOR'S REPORT

Mr. Wright presented the Operator's report, a copy of which is attached hereto as Exhibit "E". He then reviewed a joint water production and accountability report with the Board and reported that water accountability for the prior month 92.74% and the current connection count is 1,324.

After consideration, upon a motion made by Director North and seconded by Director Murphree, 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

The Board next considered termination of utility service to customers with delinquent accounts. Mr. Wright reported that the residents appearing on the termination list were given proper notice and the opportunity to be heard in order to explain, contest or correct the utility service bill and show reason why utility service should not be termination for reason of nonpayment, as required by the District's Rate Order and stated there were no appeals from residents.

Following discussion, upon a motion made by Director North, seconded by Director Murphree, the Board voted unanimously to terminate utility service to customers with delinquent accounts, including those reported for delinquent taxes in accordance with the provisions of the District's Rate Order.

ENGINEER'S REPORT

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

Consider approving proposal for architectural services

The Board recognized Mr. Weiler who presented his proposal for architectural services for the Districts Administration Building, a copy of which is attached hereto as Exhibit "G". After review, upon a motion brought by Director Murphree, seconded by Director North, the Board unanimously voted to approve the R.D. Weiler Associates proposal for architectural services.

After consideration, upon a motion brought by Director Murphree, seconded by Director Lehew, the Board unanimously approved the Engineer's Report.

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

Mr. Hardin stated that there is discussion regarding cleaning the clarifier and may cost approximately \$100,000.

ATTORNEY'S REPORT

Security Contract

Director North proposed the Board consider renewing the Interlocal Agreement with the Constable, Precinct 4 for one (1) full-time officer, as well as engaging On-Site Protection for Security Consulting with one (1) full-time officer.

Upon a motion brought by Director North, seconded by Director Murphree, the Board unanimously approved (i) the Interlocal Agreement for Law Enforcement Services with Harris County; and (ii) Security Consulting with On-Site Protection LLC.

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.

Agnes A. Mumphree

Secretary, Board of Directors

