MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS	§
COUNTY OF WALLER	§
EAST WALLER COUNTY MANAGEMENT DISTRICT	§

The Board of Directors (the "Board" or the "Board of Directors") of EAST WALLER COUNTY MANAGEMENT DISTRICT (also sometimes referred to herein as the "District") met in special session, accessible to the public, at The Cannon, 1334 Brittmoore Road, Houston, Texas 77043 on April 30, 2026 at 11:40 a.m., and the roll was called of the members of the Board to-wit:

Lisa Cooper	Chairman
Samuel McArthur	Vice-Chairman
Vacant	Secretary
Vacant	Assistant Secretary
Stephen McGrath	Assistant Secretary

All members of the Board were present at the commencement of the meeting. Also present was Sophia Filfil, representing the owner and developer of lands within the District, Alexander Van Duzer with Viewport Engineering LLC, Whitney Aelmore with Si Environmental, Connor Smith with Dore Rothberg Law, an attorney representing the Developer. In addition, by telephone conference were Matt McPhail, attorney and Vicki Hahn, paralegal with Winstead PC, general counsel and bond counsel for the District, and Zachary Little with Municap, Inc. Members of the public included Phillip Dautrich and Kevin Vader.

1. Public Comment: Mr. McPhail called for public comment. Hearing none, the Public Comment session was closed, and the Board proceeded to the next item of business.

2. Meeting Minutes: The Board reviewed the Minutes from the March 24, 2026 Board Meeting. Upon motion by Director McArthur, seconded by Director Cooper and unanimously carried, the Board approved said Minutes with a revision to update Alex Van Duzer's company name.

3. Director Vacancy: Mr. McPhail reviewed the Order Accepting the Resignation of Kevin Vader and Monette Stephens and Appointing Phillip Dautrich to the Board. He noted that Mr. Dautrich is qualified to be on the Board. Upon motion by Director McArthur, seconded by Director Cooper and unanimously carried, the Board accepted the resignations. Upon motion by Director McArthur, seconded by Director McGrath and unanimously carried, the Board approved the Order Appointing Phillip Dautrich. It was noted that Director Dautrich had executed a Statement of Officer form and Oath of Office prior to the meeting.

4. Officers: The Board discussed the officer positions in light of Director Vader's and Director Stephens' resignations and upon motion by Director Cooper, seconded by Director McArthur and unanimously carried, the Board elected to keep the same slate of officers as was previously held with Director Dautrich filling the vacant position of Secretary.

5. Service Rate Order: Ms. Filfil reported that the builders are awaiting the Service Rate Order. It was noted that the District's financial advisor will review the Rate Order as soon as possible. As mentioned by Mr. McPhail, the Service Rate Order is complex and not straightforward. A template has been reviewed; however, additional work is needed to determine rates that adequately support the Wholesale Agreement

with Rayyan and cover all other District costs. Reclaimed water is included in the template, though it is unclear whether it is required. Discussions are ongoing with the Financial Advisor and Si Environmental to continue work between meetings and establish rates that allow the District to meet all financial obligations. Mr. Ayala is familiar with several rate consultants, and the District has additional contacts as well. If the process becomes overly complex, engaging a rate consultant may be necessary to ensure all scenarios are properly addressed. If the District plans to issue revenue bonds, those requirements will need to be incorporated into the Service Rate Order while maintaining reasonable and marketable rates for residents. It was suggested that a committee be formed to provide input and general authorization. A final version of the Service Rate Order will be brought back to the Board at the earliest opportunity, and Ms. Aelmore will have her staff review it as well. Mr. McPhail clarified that the rates currently included are placeholders, while tap fees were estimated more carefully. If possible, comparisons with neighboring districts would be helpful to Mr. Ayala. Should the Board wish to proceed, it was recommended that a two-member committee be established to allow for efficient communication and alignment throughout the process prior to returning the item to the full Board. Director Cooper and Director Dautrich volunteered to be on the ad hoc committee. Mr. McPhail suggested that given the developer's involvement with Rayyan Water, she should remain insulated from this process to avoid any potential conflicts of interest.

Upon motion by Director Dautrich, seconded by Director McArthur and unanimously carried, the Board created the ad hoc committee consisting of Director Cooper and Director Dautrich.

6. Best Trash, LLC.: Ms. Filfil provided background on the selection process, noting that she evaluated five service providers and determined this company to be the most competitive option in the area based on pricing and service. The provider has proposed servicing common areas for both the District and the HOA at no cost. Director Dautrich noted he has prior experience with the company and spoke favorably of their performance. Mr. McPhail expressed concern regarding the automatic renewal provision in the agreement, which currently provides for a five-year automatic renewal term. He recommended revising the agreement to successive one-year renewal terms to allow sufficient time to evaluate performance before committing long term and indicated he would propose this change. He further noted that all items following Item 12 in the agreement are non-controversial. The agreement does not currently include a defined service area, and a map will be added to address this. Overall, the agreement is straightforward, and while it could be made more detailed, such revisions do not appear necessary at this time. His recommendation is that, if the Board is comfortable with the vendor, a motion be made to authorize finalizing the agreement between meetings, with the finalized agreement to be presented to the Board for ratification.

Upon motion by Director Dautrich, seconded by Director McArthur and unanimously carried, the Board authorized Mr. McPhail to proceed with negotiation of this agreement with Best Trash and finalize the agreement if there are no substantial changes.

7. Revision to Assessment Fund budget: Mr. Van Duzer reviewed the reallocation table to the assessment fund budget. Upon motion by Director Dautrich, seconded by Director McArthur and unanimously carried, the Board approved the revisions.

8. Engineering Report: Mr. Van Duzer presented the Engineering Report in detail and addressed engineering matters related to the District. Upon a motion by Director Dautrich, seconded by Director McArthur, and unanimously carried, the Board approved the Engineering Report.

9. Litigation Report: Mr. Smith reported that the developer litigation remains ongoing. Discovery requests are in progress, and discussions continue regarding both remedial document production and potential settlement of the matter in its entirety. The volume of discovery materials is substantial and will require time to fully review and analyze. The legal team is working with engineers to determine the full scope of damages and to distill those findings into clearly defined issues for presentation to the Board.

Depositions and additional discovery activities will continue. There was a discussion regarding whether the District should submit a formal request for outstanding documents. Mr. Smith confirmed that both informal and formal discovery requests have already been made. Formal discovery requests carry a 30-day response period, while informal requests were used in an effort to expedite production. Although prior requests appeared to yield the requested documents, subsequent review revealed that certain materials were still missing. From a strategic standpoint, counsel noted that sending a follow-up letter stating that documents remain outstanding would be reasonable, and further guidance may be provided. The Engineer identified additional missing items beyond the approximately sixty-five previously listed issues. These include traffic signal construction plans (for which RG Miller has already been paid), CenterPoint Electric agreements that were executed but not transmitted to the developer, and pump-related documentation. In addition, issues were noted with the water plant sanitary control easements for two wells. While one legal description was previously identified, the second was missing and had not been recorded. A new survey was recently completed to generate the second legal description. Once recorded, the necessary documentation can be submitted to TCEQ for acceptance of the water well. Sidewalk construction deficiencies were also discussed. Original construction plans and contracts did not include sidewalks, and limited installations by prior builders were not based on defined quantities or design standards. Updated sidewalk plans have since been developed to facilitate proper construction. Additional issues remain with C Energy gas agreements, and prior informal requests for information have gone unanswered, requiring escalation. It was noted that RG Miller has been paid in full for all amounts invoiced, including approximately $200,000 resolved earlier this year to allow plats to be recorded. Despite payment, it has become apparent that certain work was not completed as represented. These outstanding issues must be resolved before lots can be sold. The Board would like the District to proceed with a focused demand letter requesting the outstanding documents under the applicable contract. A review of the requested categories will be conducted to distinguish district-related materials. The demand letter will be refined to ensure alignment on the scope of documents sought. Finally, coordination with utility providers and TCEQ continues. A new surveyor was engaged to address the easement issues, which has resulted in delays to water availability and added costs. Efforts are ongoing to expedite approvals and mitigate further impact. Upon motion by Director Dautrich, seconded by Director Cooper and unanimously carried, the Board director counsel for the District to send a demand letter to R.G. Miller.

10. Developer Report: Ms. Filfil noted that 109 lots have been sold. She is still waiting for two builders to close on their lots. There is currently a delay related to water service. Under the builder agreements, the builders were to have water available, and due to this issue, it is not available yet. Ms. Filfil is actively working with the TCEQ. Mr. McPhail inquired as to which TCEQ representatives were contacted. Ms. Filfil responded that she has spoken to Miguel and Sunny at the TCEQ. The approval relates to a well constructed in January 2026 that was not submitted to TCEQ due to missing easements and plats, resulting in delays. She will provide the easement for verification prior to submission to TCEQ and recordation. Mr. Smith stated that these are remedial .

11. MuniCaps' Report: Mr. Little presented MuniCaps' report in detail. Upon motion by Director Dautrich and seconded by Director Cooper and unanimously the Board approved the MuniCaps' Report.

12. Amended Order Designating Offices: The Board reviewed an Amended Order Designating Offices Outside the District. Mr. McPhail mentioned that Mr. Smith's office was added and Mario E. Lanza's office was added. Upon motion by Director Dautrich, seconded by Director McArthur and unanimously carried, the Board approved such Amended Order Designating Offices and approved the publication.

13. Bookkeeping Report: Mr. McPhail reviewed the Accounting Report and noted that Bott & Douthitt needs approval for the disbursement of director fees, vendor payments, bond payments and fund transfers as noted in the report. Upon motion by Director Dautrich, seconded by Director McArthur and unanimously carried, the Board approved the Accounting Report and authorized the disbursements and transfers as set forth therein excluding the invoices for Winstead which will be considered next month.

14. Calendaring: The next Board meeting will be held on May 19th.

15. Adjournment: There being no further business to conduct, upon motion by Director Dautrich, seconded by Director McGrath and unanimously carried, the Board adjourned until further call.

APPROVED AND ADOPTED this 19th day of May 2026.

EAST WALLER COUNTY MANAGEMENT DISTRICT

Stephen McGrath, Assistant Secretary
Board of Directors

(DISTRICT SEAL)