

## MINUTES OF MEETING

August 24, 2026

STATE OF TEXAS §  
COUNTY OF HARRIS §  
TRAIL OF THE LAKES MUNICIPAL UTILITY DISTRICT §

The Board of Directors (the "Board") of Trail of the Lakes Municipal Utility District (the "District") met in special session, open to the public, at 12:00 p.m., on Monday, July 27, 2026, at 9 Greenway Plaza, Suite 1000, Houston, Texas 77046, a designated meeting place outside the boundaries of the District; whereupon, the roll was called of the members of the Board of Directors, to- wit:

|                    |   |                     |
|--------------------|---|---------------------|
| Kim Pendleton      | - | President           |
| Jo A. Smith        | - | Vice President      |
| Troy King          | - | Secretary           |
| James Stubblefield | - | Assistant Secretary |
| David Cooper       | - | Assistant Secretary |

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

Also present at the meeting were: Veronica Guardiola, Jaelin Hidalgo, and Michael Miller, members of the public; Simon Torres of the Harris County (the "County") Constable's Office, Precinct No. 4 (the "Constable"); Ms. Christie Leighton of Best Trash LLC ("Best Trash"), garbage collection service provider for the District; Ms. Gianina Jasso of Double Oak Erosion, Inc. ("DOE"), detention pond and landscape maintenance service provider for the District; Ms. Andrea Martin and Randy Danla of Si Environmental, LLC ("SE"), Operator for the District; Ms. Amy Carpenter of Myrtle Cruz, Inc. ("MCI" or "Bookkeeper"), Bookkeeper for the District; Robert Dazey and Justin Abshire of Quiddity Engineering, LLC ("Quiddity"), Engineer for the District; Ms. Michelle Guerrero of Bob Leared Interests, Inc. ("BLI" or "Tax Assessor/Collector"), Tax Assessor/Collector for the District; Doanld Winter of Blue Water Recreational Services; Simon VanDyk of Touchstone District Services ("Touchstone"); and Hicham Chiali, attorney, and Shaila Sreedharan, paralegal, of Coats Rose, P.C. ("Coats Rose"), legal counsel for the District.

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

### **PUBLIC COMMENTS**

The Board recognized the residents. Ms. Guardiola discussed her concerns with the Board meetings, Directors and the trash collection services. Director King addressed her concerns regarding the trash services.

### **COMMENTS FROM PROPERTY OWNERS ASSOCIATION/HOMEOWNERS ASSOCIATION REPRESENTATIVES**

There were no comments.

**APPROVE MINUTES OF THE MEETINGS OF JULY 17, 2026, JULY 24, 2026, AND JULY 27, 2026**

The Board then considered approval of the minutes of the meetings of July 17, 2026, July 24, 2026, and July 27, 2026. After discussion and a motion by Director Smith, seconded by Director King, the Board voted unanimously to approve the minutes of all meetings presented.

**SECURITY REPORT**

The Board recognized Sgt. Torres, who reviewed the Security Report with the Board. A copy of the Security report is attached hereto as Exhibit "B."

**Approve Interlocal Agreement for Law Enforcement Services between the District and Harris County ("Interlocal Agreement")**

Mr. Chiali reminded the Board that they agreed at the July 17, 2026 Special Meeting to hire on eight deputies with a 65%/35% patrol allocation. After discussion and a motion by Director Pendleton, seconded by Director Smith, the Board voted unanimously to approve the Interlocal Agreement.

**TAX ASSESSOR/COLLECTOR'S REPORT**

The Board recognized Ms. Guerrero, who presented the Tax Assessor/Collector's Report for June, a copy of which is attached hereto as Exhibit "C." Ms. Guerrero noted that the District had collected 98.3% of its 2025 taxes as of July 31, 2026. Ms. Guerrero reviewed with the Board the monthly Strategic Partnership Agreement Revenue Report, a copy of which is attached to the Tax Assessor/Collector's Report.

**Delinquent Tax Attorney's Report**

Ms. Guerrero presented and reviewed the Delinquent Tax Attorney Report, a copy of which is attached hereto as Exhibit "D."

Upon motion by Director Smith, seconded by Director Pendleton, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Tax Assessor/Collector's Report and payments of the checks listed therein.

**DISTRICT COMMUNICATIONS REPORT**

The Board recognized Mr. VanDyk, who presented and reviewed the Communications Report, a copy of which is attached hereto as Exhibit "E." No action was taken.

**SOLID WASTE AND RECYCLING REPORT**

The Board recognized Ms. Leighton, who presented the Solid Waste and Recycling Report, a copy of which is attached hereto as Exhibit "F."

The Board discussed the complaint regarding trash pickup and the complaints that were reported to Best Trash. No action was taken.

## **BOOKKEEPER'S REPORT**

The Board recognized Ms. Carpenter, who presented the Bookkeeper's Report and Investment Report, copies of which are attached hereto as Exhibit "G," including the District's revenues and expenses, budget comparison and checks presented for payment. Ms. Carpenter presented the STP Bookkeeper's Report, a copy of which is attached to the Bookkeeper's Report.

Ms. Carpenter presented an additional check to Gallagher for the District's insurance.

Upon motion by Director Pendleton, seconded by Director King, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Bookkeeper's Reports, including the Investment Report and authorize payment of the checks presented, including the check payable to Gallagher.

## **OPERATIONS REPORT**

The Board recognized Ms. Martin, who presented the Operations Report, including the Production and Management Reports, copies of which are attached hereto as Exhibit "H." Ms. Martin reported that there were 2,921 total connections in the District.

Ms. Martin then reviewed the Delinquent Letter Accounts Listing and reported that 188 delinquent letters were mailed for non-payment of water service, and 65 accounts were set to have door tags hung on August 30, 2026, for a service disconnection date of September 15, 2026. She stated that 22 accounts were terminated and 20 were then reconnected last month.

Ms. Martin noted pending and completed repair and maintenance items from the previous month.

Ms. Martin reported on the repair and maintenance work performed at the STP during the previous month.

Ms. Martin presented and requested approval of the following items, the details of which are included in the Operations Report:

Fence Repair at Lift Station No. 1: Ms. Martin reviewed quotes from: (a) Foster Fence at a cost of \$19,356.56; (b) JNI Tree Service at a cost of \$13,860; and (c) Foster Fence T-rex Pickets \$27,003.94. After discussion, the Board requested Ms. Martin obtain a quote for a brick fence.

Area Lighting Quote – 16222 Woodland Hills (WWTP): Ms. Martin reviewed quotes from: (a) STS for: (i) upgraded lighting at a cost of \$27,480; and (ii) new lighting at a cost of \$45,425; (b) 24/6 Tech Services for: (i) upgraded lighting at a cost of \$25,612.80; and (ii) new lighting at a cost of \$51,736; and (c) NTS for upgraded lighting at cost of \$37,839.20.

Booster Pump and Motor Repair No. 1 at Water Plant: Ms. Martin reviewed a quote from Pearlex at a cost of \$22,389.

Well No. 2 Testing: Ms. Martin reviewed quotes from: (a) Weisinger for testing at a cost of \$19,775; and (b) Alsay at a cost of \$15,900. She stated that the well testing can be conducted at a later time.

After discussion, Director King made a motion to approve the quote from 24/6 Tech Services for the upgraded lighting. Director Cooper seconded the motion, which passed unanimously.

Director King next made a motion to approve the booster pump repair. Director Stubblefield seconded the motion, which passed unanimously.

Director King also made a motion to approve the fence repair from JN Tree Services. Director Stubblefield seconded the motion, which passed unanimously.

Ms. Martin then reported on a leaking valve on the service line at the dog park. After additional discussion, Director Stubblefield made a motion to approve the repair. Director Pendleton seconded the motion, which passed unanimously.

Ms. Martin reported that there has not been any additional communication regarding the customer request for the bill adjustment that was presented at the July Board meeting.

Ms. Martin next presented the CPI increase from Si, the details of which are included in the Operations Report. Mr. Chiali reported that he will draft a Fourth Amendment to the Professional Services Agreement with Si ("Amendment").

After discussion and upon a motion by Director Pendleton, seconded by Director Smith, after full discussion and the question being put to the Board, the Board voted unanimously to: (i) approve the Operations Report; (ii) authorize termination of service to delinquent accounts on September 15, 2026, in accordance with the District's Rate Order; (iii) approve the CPI increase and the Amendment; and to amend the Rate Order.

### **ENGINEER'S REPORT**

The Board recognized Mr. Dazey, who presented and reviewed the BGE Engineer's Report with the Board, a copy of which is attached hereto as Exhibit "I." He requested approval of the following item:

2026 Wastewater Treatment Plant Multi-Sector General Permit Renewal: Authorize Quiddity to renew the wastewater treatment plant Multi-Sector General Permit.

The Board discussed forming an Engineering Committee, which will include the same Board representatives as the Operations Committee.

Director Stubblefield then discussed the Rankin Road Right of Way. He stated that the District's previous Engineers stated that this project was through Harris County. Director Stubblefield reported that he attended a Harris County Town Hall meeting to inquire about the status of the project. He stated following the town hall meeting, he received correspondence from Harris County stating that the project was not a County project but rather a Montgomery County Municipal Utility District No. 504 ("MUD 504") project. Director Stubblefield also attended the MUD 504's August Board meeting and raised the issue. Director Stubblefield reported the engineer for MUD 504 confirmed that the project is a district project and not through Harris County. Director Stubblefield noted that efforts would be made to expedite the work and reopen the road.

After discussion and a motion by Director Pendleton, seconded by Director Smith, the Board made a motion to approve the Engineer's Report and all action items listed therein.

### **DOUBLE OAK MAINTENANCE REPORT**

The Board recognized Ms. Jasso, who presented and reviewed the Detention Facilities Report, a copy of which is attached hereto as Exhibit "J." Ms. Jasso also presented the monthly Storm Water Quality ("SWQ") unit inspection reports, copies of which are attached to the Detention Facilities Report.

### **TRANSCEND GROUNDWORKS GROUP REPORT**

There was no report presented.

### **CONSIDER BIDS FOR LANDSCAPING AND DETENTION POND SERVICES**

Mr. Chiali stated that the landscaping and detention pond services project could either be rebid or the scope of work could be revised. Mr. Dazey discussed the bids and recommended rebidding the project due to the level of detail and requirements included in the current bid specifications. He recommended revising the bid documents to include any additional scope of work be as an alternate bid and that the project be rebid with a higher-level scope of work. After discussion and a motion by Director Cooper, seconded by Director King, the Board voted unanimously to rebid the landscaping and detention pond services project.

### **DISTRICT RECREATIONAL FACILITIES MANAGEMENT REPORT AND UPDATE ON DEVELOPMENT OF RECREATIONAL FACILITIES**

The Board recognized Mr. Winter who presented and reviewed the District Recreational Facilities Management Report, a copy of which is attached hereto as Exhibit "K."

Director Stubblefield reported there is rust on the benches at Lago Forest park.

Mr. Winter reported he is working on bids for electricity for the Christmas tree.

Mr. Winter presented a proposal for restriping the parking lot and the field for National Night Out at a cost of \$5,250. After discussion and a motion by Director Pendleton, seconded by Director Smith, the Board voted unanimously to approve the restriping of the parking lot and the field.

Mr. Winter also recommended accepting the flower planting project that was presented by Transcend Groundworks at a previous meeting in preparation for National Night Out. After discussion and a motion by Director Stubblefield, seconded by Director Pendleton, the Board voted unanimously to approve the flower planning project at a cost not to exceed \$25,000.

### **ATTORNEY REPORT**

There being no other business to come before the Board, and a motion duly made and seconded, the Board voted unanimously to adjourn the meeting.

[EXECUTION PAGE TO FOLLOW]

PASSED AND APPROVED this 28<sup>th</sup> day of September, 2026.



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Secretary, Board of Directors

(DISTRICT SEAL)

