

**MINUTES OF MEETING**

**February 4, 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, February 4, 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, Karen McAllister, and Wonder Kimball-Douglas, residents of the District; Officer Simon Torres of the Harris County (the "County") Constable's Office, Precinct No. 4 (the "Constable"); Mr. Russell Wolf of Best Trash LLC ("Best Trash"), garbage collection service provider for the District; Mr. Sam Cocke of Double Oak Erosion, Inc. ("DOE"), detention pond and landscape maintenance service provider for the District; Mr. Mike Scott of Si Environmental, LLC ("SE"), Operator for the District; Ms. Keli Schroeder, P.E., of BGE, Inc. ("BGE" or the "Engineer"), Engineer for the District; Ms. Amy Carpenter of Myrtle Cruz, Inc. ("MCI" or "Bookkeeper"), Bookkeeper for the District; Ms. Kristen Scott of Bob Leared Interests, Inc. ("BLI" or "Tax Assessor/Collector"), Tax Assessor/Collector for the District; Jeramie Taylor of Transcend Groundworks Group ("Transcend"), recreational facilities maintenance provider for the District; Mr. Donald Winter of Blue Water Recreational Services LLC ("BWS"); Wendy Ramirez of Forvis Mazars, LLP, auditor for the District; Justin Wagoneer 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 who discussed their concerns regarding the current Board, location and times of the meetings, security, and the Consultants. The Board and Consultants addressed their concerns.

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

There were no representatives present.

**APPROVE MINUTES OF THE NOVEMBER 24, 2025 REGULAR MEETINGS**

The Board then considered approval of the minutes of the regular meeting of November 24, 2025. Upon motion by Director Pendleton, seconded by Director Smith, after full discussion and the question being put to the Board, the Board voted unanimously to approve the regular meeting minutes of November 24, 2025.

**SECURITY REPORT**

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

**APPROVE AUDITS FOR FISCAL YEAR ENDING SEPTEMBER 30, 2025 AND AUTHORIZE FILING OF SAME**

The Board recognized Ms. Ramirez who presented the Audit reports for the District and for the Sewage Treatment Plant, a copy of which is attached hereto as Exhibit "C." Mr. Chiali reported that the Audits have been reviewed and there are no concerns.

After discussion and motion by Director Smith, seconded by Director Penleton, the Board voted unanimously to approve the Audits for the District and the Sewage Treatment Plant.

**TAX ASSESSOR/COLLECTOR'S REPORT**

Ms. Scott presented the Tax Assessor/Collector's Report for January, a copy of which is attached hereto as Exhibit "D." Ms. Scott noted that the District had collected 17.4% of its 2025 taxes as of December 31, 2025. Ms. Scott 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. Scott reviewed the Delinquent Tax Attorney's Report and the list of uncollectible accounts with the Board, a copy of which is attached to the Tax Assessor/Collector Report.

**City of Houston SPA Agreement Funds**

Ms. Scott reported on the SPA funds. Director King inquired on the new rules and regulations regarding the SPA Agreement.

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: (i) approve the Tax Assessor/Collector's Report; (ii) to authorize the payment of checks therein, including check no. 1410; (iii) and to approve the Delinquent Tax Attorney's Report.

**HEAR DISTRICT COMMUNICATIONS REPORT**

The Board recognized Mr. Wagoneer, who presented and reviewed the new District website. Mr. Wagoneer reported that he will present a text alert proposal at the next meeting.

### **SOLID WASTE AND RECYCLING REPORT**

The Board recognized Mr. Wolff, who reviewed the Solid Waste and Recycling Report for the month of December 2025, a copy of which is attached hereto as Exhibit "E."

### **BOOKKEEPER'S REPORT**

Ms. Carpenter presented the Bookkeeper's Report and Investment Report, copies of which are attached hereto as Exhibit "F," 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.

Upon motion by Director King, seconded by Director Pendleton, 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.

### **OPERATIONS REPORT**

Mr. Scott then presented the Operations Report, including the Production and Management Reports, copies of which are attached hereto as Exhibit "G." Mr. Scott reported that there were 2,919 total connections in the District.

Mr. Scott then reviewed the Delinquent Letter Accounts Listing and reported that 282 delinquent letters were mailed for non-payment of water service and 282 accounts were set to have door tags hung on January 30, 2026 for a service disconnection date of February 5, 2026.

Mr. Scott noted pending and completed repair and maintenance items from the previous month.

Mr. Scott reported on the repair and maintenance work performed at the STP during the previous month.

Upon motion by Director Smith, seconded by Director King, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Operations Report and to authorize termination of service to delinquent accounts on February 5, 2026, in accordance with the District's Rate Order.

### **ENGINEER'S REPORT**

Ms. Schroeder presented and reviewed the Engineer's Report with the Board, a copy of which is attached hereto as Exhibit "H."

Ms. Schroeder requested approval to authorize BGE to prepare the Risk and Resilience Assessment and Emergency Response Plan required by the America's Water Infrastructure Act ("AWIA") at a cost of \$20,000.

After discussion and upon a motion by Director Smith, seconded by Director King, the Board voted unanimously to approve the Engineer's Report and to approve the documents required by AWIA at a cost of \$20,000.

## **DOUBLE OAK MAINTENANCE REPORT**

Mr. Cocke presented and reviewed the Detention Facilities Report, a copy of which is attached hereto as Exhibit "I." Ms. Cocke also presented the monthly Storm Water Quality ("SWQ") unit inspection reports, copies of which are attached to the Detention Facilities Report. There were no action items.

## **TRANSCEND GROUNDWORKS GROUP REPORT**

Mr. Taylor presented the Transcend Report. No action was required by the Board.

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

Mr. Winter presented and reviewed the BWS Report, a copy of which is attached hereto as Exhibit "J."

Mr. Winter request discussion/approval of the following items:

Large dog park: repair the muddy area at a total cost of \$15,814.00.

Trash cans at the dog park: BWS to present quote at the next meeting to refurbish the burned trashcans at the Lago Forest Playground to replace the trash cans at the dog parks.

Portable toilets at the dog park: The Board requested that BWS obtain additional proposals.

Mr. Winter then presented bids for the detention pond. Discussion ensued regarding the project, submitted bids, and additional bids that can still be submitted. No action was taken on this matter.

After discussion and a motion by Director Smith, seconded by Director Stubblefield, the Board voted unanimously to approve the BWS and all action items listed therein.

## **ATTORNEY REPORT**

### **Review 2026 District Calendar**

Mr. Chiali presented and reviewed the District calendar for 2026, a copy of which is attached hereto as Exhibit "K."

### **Discuss Tachus Fiber Reimbursement**

Mr. Chiali and the Board discussed the damage to the lines by Tachus Fiber. Ms. Schroeder reported that she will provide the information that has been collected to the Attorney for review and action. Mr. Chiali reported that a demand letter will be sent to Tachus Fiber seeking reimbursement for the damages.

### **Discuss Greens Bayou Coalition Funds**

Director Stubblefield reported that the District was previously donating money to the Greens Bayou Coalition for the building/construction of trails, interconnects, et cetera. He inquired on the status of the projects and/or how the funds were allocated. Ms. Carpenter reported that she will research into the matter.

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

[EXECUTION PAGE TO FOLLOW]-

PASSED AND APPROVED this 23<sup>rd</sup> day of February, 2025.



Secretary, Board of Directors

(DISTRICT SEAL)

