

MINUTES OF REGULAR MEETING
HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 92

May 4, 2026

STATE OF TEXAS §

COUNTY OF HARRIS §

The Board of Directors (the "Board") of Harris County Water Control and Improvement District No. 92 (the "District") met in regular session, open to the public, at 2:00 p.m. on May 4, 2026, at the regular meeting place thereof, 1911 Bellchase, Spring, Texas, within the boundaries of the District and the roll was called of the duly constituted officers and members of the Board, to-wit:

Charles R. Hart	-	President
Mark Krause	-	Vice President/Investment Officer
Ronald P. Bennett	-	Secretary
Richard Zagrzecki	-	Assistant Secretary/Treasurer
Richard S. Vick	-	Director

All Directors were present except Director Zagrzecki, thus constituting a quorum.

Also present were Constable Price and Constable Suazo; Ms. Debra Loggins of L&S Services, Bookkeeper for the District; Mr. Jim Ferguson of Water District Management, Operator for the District; Mr. Mark Adam of Bleyl Engineering, Engineer for the District; Mr. Josh Rambo of McCall Gibson Swedlund Barfoot Ellis PLLC, Auditor for the District; Mr. Hans Von Meier of Best Trash, provider of solid waste collection for the District; and Mr. Michael Bacon of Coats Rose, P.C., Attorney for the District. Also in attendance were members of the public as listed on the sign-in sheets attached to these minutes.

Following a notation that notice of the meeting had been duly posted by the law, a copy of which is attached hereto, the meeting was called to order.

CONSTABLE'S REPORT

Constable Price reported on criminal activity in the area.

Director Hart discussed the new proposed rates for 2027 which Precinct 4 presented in April offering a new 65% option which is intended to ease the cost burden for districts. Mr. Bacon described the contract structure.

No Board action was taken.

PUBLIC COMMENTS

Ms. Rivera stated that there is less information on district websites and asked if residents could be granted online portal access to all of the District's records. Ms. Rivera requested all references to Lexington Wood South be referred to as Lexington Wood Trails. Ms. Rivera discussed her concerns with the District's use of the recreation fee and whether those funds are being monitored and the laws are being followed. Ms. Rivera asked the Attorney for copies of Jose Alamader's insurance policies. Ms. Rivera then presented the Attorney with new Public Information Act requests.

Mr. Fuller complimented the District on the condition of the clubhouse, but complained about the condition of the gate at the tennis courts and playground and playscape.

Mr. Salazar introduced himself and offered his services for work at the water and wastewater plant facilities, and other contract work. Mr. Bacon referred him to the District's Operator and Engineer.

APPROVAL OF MINUTES

The minutes of the Board of Directors meeting held on April 6, 2026, and the April 6, 2026, Certified Agenda of Executive Session were reviewed. Upon a motion duly made, seconded and unanimously carried, the Board approved the minutes of the April 6, 2026, meeting and the April 6, 2026, Certified Agenda of Executive Session as presented.

AUDIT FOR THE FISCAL YEAR ENDING DECEMBER 31, 2025

Mr. Rambo presented a draft Annual Financial Report for the fiscal year ending December 31, 2025, a copy of which is attached hereto. Mr. Rambo noted the Auditor had issued a clean opinion and the reserve fund balances were adequate. Upon a motion duly made, seconded and unanimously carried, the Board approved the draft Audited Financial Report subject to the consultants' review.

BOOKKEEPER'S REPORT

Ms. Loggins presented the Bookkeeper's Report, including a list of checks presented for payment of the District's bills, a copy of which is attached hereto.

Ms. Loggins reported that the District had \$365.24 in unclaimed funds escheated to the State of Texas. She reported that the payroll taxes and Texas Workforce Commission payments were completed. She noted the Riley Fuzzel Farm had changed its name to Newton Nurseries and that payment had been reissued accordingly. She reported that the new Spring Independent School District ("Spring ISD") high school would like to start paying invoices directly instead of being billed intermittently, noting the she and the Engineer had no issue with this request. Ms. Loggins reviewed the third month of the annual budget and status of the District's investment accounts.

BEST TRASH YEARLY PRICE ADJUSTMENT

The Board reviewed a report from Best Trash, a copy of which is attached hereto.

Director Hart asked whether the new trash bin process can be improved. He stated that service has declined since Best Trash was purchased. He noted that the Board members and members of the public stated other service concerns, including missed pick-ups and debris. Director Hart stated that the service call history appeared incomplete in Best Trash's report.

Mr. Von Meier presented a 3% CPI adjustment to a new rate of \$28.28 for curbside service and \$29.13 for recycling. He then reviewed the District's recycling data. Upon a motion duly made, seconded and unanimously carried, the Board approved the CPI adjustment as presented.

OPERATOR'S REPORT

Mr. Ferguson presented the Operator's Report, a copy of which is attached hereto.

Mr. Ferguson reported that 290 of approximately 370 manholes had been inspected. Mr. Ferguson requested approval of the 2025 Consumer Confidence Report.

Mr. Ferguson reported that Pump #3 is back online but still has some cavitation issues. Director Bennett discussed details of the cavitation damage with the Operator and the Board and expressed his concern. Mr. Ferguson said it will be inspected at the end of the warranty period, and he will have a production test added for inspection.

Mr. Ferguson reported on an inquiry regarding the sludge haul charge for lime stabilization. He described the reason for the charge. He obtained another quote for sludge hauling which was higher than the current pricing. He indicated that the issue should be moot for now because testing results passed criteria for avoiding lime stabilization from reoccurring.

The Board asked about permanent generator options at the Wastewater Treatment Plant. Mr. Ferguson stated that more information is still necessary and he will get pricing for portable unit options.

Director Krause asked about the insurance claim for the Lift Pump #2 lightning strike damage. Mr. Ferguson described the claim process and insurance assessments generally.

Mr. Ferguson reviewed the delinquent accounts and noted that they are subject to termination.

AMEND DISTRICT'S RATE ORDER

No Board action was taken.

ENGINEER'S REPORT

Mark Adam presented the Engineer's Report, a copy of which is attached hereto.

Mr. Adam presented a quote for sanitary sewer televising of lines identified in the Phase I Smoke Testing Project from CZ Construction LLC at \$42.75 per linear foot with a total cost of \$15,332.50. No Board action was taken at this time.

Mr. Adam reported he continues to work with the Attorney on the Harris County Municipal Utility District No. 82 interconnect plan. Mr. Adam reported that the Spring ISD service request was for 30,000 gallons per day. He reported that the Water Well #4 pre-construction meeting occurred on March 18, 2026.

GENERAL DISTRICT MANAGEMENT

Director Bennett discussed potential bids from playground equipment contractors and stated that he should have specific proposals and recommendations at the next meeting.

Director Vick said he believes the building sign marquis was damaged by lightning and after it is fixed the HOA would like to request use of the sign for its meetings.

Director Hart noted that multiple gate repairs at the recreation facilities were needed and requested approval for gate repairs in an amount up to \$1,000.00. Upon a motion duly made, seconded and unanimously carried, the Board approved the gate repairs in the amount up to \$1,000.00.

ATTORNEYS REPORT

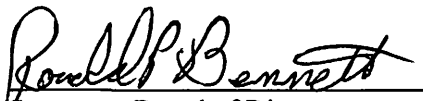
Mr. Bacon described the status of negotiations with Montgomery County Municipal Utility District No. 94 ("No. 94") and Spring ISD and requested approval of a transfer of capacity from 94 to Spring ISD, subject to a final written agreement. Upon a motion then duly made, seconded and unanimously carried the Board, the Board authorized approval of the transfer of capacity from 94 to Spring ISD, subject to a final written agreement.

The Board then entered Executive Session at 3:20 p.m. The Board returned from Executive session at 3:45 p.m. at which time the regular session resumed.

Upon a motion then duly made, seconded and unanimously carried the Board approved the following:

- (1) Bookkeeper's Report and payment of the District's bills listed therein;
- (2) Operator's Report, the 2025 Consumer Confidence Report and termination of delinquent accounts in accordance with the District's rate order;
- (3) Engineer's Report; and
- (4) Attorney's Report.

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


Secretary, Board of Directors

