

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

January 5, 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”) of Harris County, Texas, met in regular session, open to the public, at 2:00 p.m. on January 5, 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:

Donald H. Roberts, Jr.	President
Charles R. Hart	Vice President
Ronald P. Bennett	Secretary
Mark Krause	Investment Officer/Asst. Secretary
Richard Zagrzecki	Treasurer/Assistant Secretary

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

Also, present were Royce Chandlin of Southwest Pool Management, Inc., Constables Swazo and Pace; Ms. Debra Loggins of L&S Services, Bookkeeper for the District; Mr. Jim Ferguson and Ms. Betty Gilbertson of Water District Management, Operator for the District; Mr. Jose Almader, the District’s Foreman; Mr. Mark Adam of Bleyl and Associates, Engineer for the District; and Mr. Michael Bacon, the District’s Attorney. Also in attendance were members of the public as listed on the sign-in sheet attached to the minutes.

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

PUBLIC COMMENTS

Barbara Rivera raised discussion regarding conversion to surface water rates and planned increases from the Regional Water Authority which she finds concerning. Ms. Rivera was advised that the District would provide her with links to information that can be found online.

CONSTABLE’S REPORT

The Board recognized Constable Swazo who reported on criminal activity within the area.

APPROVAL OF MINUTES

The minutes of the Board of Directors meetings held December 1, 2025 and December 10, 2025 were tabled for approval at the February meeting.

RESIGNATION OF DIRECTOR ROBERTS

It was noted that Director Roberts will resign as a Director for the District effective January 31, 2026. Upon motion duly made and seconded, the Board voted unanimously to accept Director Roberts' resignation. Mr. Bacon the reviewed rules regarding appointments of directors.

BOOKKEEPER'S REPORT

Debra Loggins presented the Bookkeeper's Report, a copy of which is attached as an exhibit.

Ms. Loggins noted payment for inspection of the fire extinguishers. The 11th month budget was then reviewed. The next outstanding debt service payment is due in April.

The final version of the Budget for the fiscal year ending December 31, 2026 was reviewed. Upon motion duly made and seconded, the Board voted unanimously to ratify approval of said budget.

The Board discussed including a comment about the director vacancy in the water bills, however, it was determined it would not be timely and the Board intended to advertise the vacancy in other ways.

ENGAGEMENT OF AUDITOR

Engagement of the auditor for the fiscal year ending December 31, 2026 and December 31, 2027 was discussed. Upon motion duly made and seconded, the Board voted unanimously to engage McCall Gibson Swedlund Barfoot Elllis PLLC to prepare audits for the fiscal years ending December 31, 2026 and December 31, 2027.

OPERATOR'S REPORT

Jim Ferguson presented the Operator's Report, a copy of which is attached as an exhibit. He advised that the District's new website address will be added to future water bills.

Water accountability for the previous month was 84% with year-to-date (December – November) accountability over 89% as reflected in the report. Mr. Ferguson advised that they are working on the 1-million-gallon meter replacement policy, which will improve

accountability.

Mr. Ferguson reported that tree growth was affecting customer meters and recommended relocation of those meters at a cost of approximately \$3,000 per meter. Mr. Ferguson also recommended performing a manhole inspection and requested authority to proceed. This will be necessary for the sanitary sewer rehabilitation project. Upon motion duly made and seconded, the Board voted unanimously to authorize the meter relocation project and manhole survey project.

AMENDMENT TO DISTRICT'S RATE ORDER

Mr. Bacon recommended amending the rate order to reflect updated operating fees in addition to other District policies. Mr. Ferguson advised they will work on these recommendations.

ENGINEER'S REPORT

Mark Adam presented the Engineer's Report, a copy of which is attached hereto as an exhibit. The status of pending projects was reviewed, and Mr. Adam noted that the Water Well #4 project had been advertised.

With regard to the Water Plant Improvements Booster Pump Replacements project, Mr. Adam advised that Pay Application No. 8 in the amount of \$238,247.17 had been received from the contractor, and he recommended payment. Change Order No. 1 in the amount of \$17,469.08 has also been received and he recommended payment. Upon motion duly made and seconded, the Board voted unanimously to approve Pay Application No. 8 and Change Order No. 1 as presented.

Mr. Adam then reviewed the recent inspection of the Water Supply Plant Ground Storage Tanks. Mr. Adam recommended rehabilitation of the hydropneumatic tank interior and a proposal from Preventive Services, LP for labor, material, equipment and insurance in the amount of \$19,800 was reviewed. Upon motion duly made and seconded, the Board unanimously approved the said proposal.

GENERAL DISTRICT MANAGEMENT

The Board then recognized Royce Chandlin of Southwest Pool Management, Inc. Mr. Chandlin introduced himself and informed the Board his company had been acquired by American Pools, a larger company allowing for an increase of liability insurance coverage from \$2 Million to \$35 Million. Mr. Chandlin presented a Southwest Pool Management proposal for a (3) year renewal. He indicated that management would remain the same and be centralized with him. A new contract will be presented from American Pools which will match the financial terms of the current proposal.

Director Zagrzecki mentioned he had an issue with missed trash pick-up and is concerned the company is not fulfilling its customer contract obligations. The Board asked Director Zagrzecki to contact Best Trash to discuss his concerns.

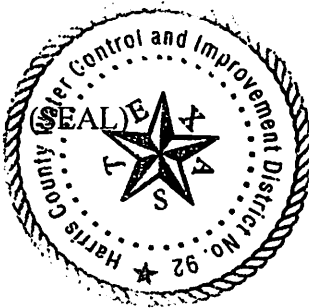
ATTORNEY'S REPORT

Mr. Bacon reviewed pending projects.

Upon motion duly made, and seconded, the Board voted unanimously to approve the following as presented:

Constable's Report;
Bookkeeper's Report;
Operator's Report; and
Engineer's Report.

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




Secretary, Board of Directors