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MINUTES OF MEETING
OF
BOARD OF DIRECTORS

June 16, 2026

THE STATE OF TEXAS	§
COUNTY OF HARRIS	§
BRIDGESTONE MUNICIPAL UTILITY DISTRICT	§

The Board of Directors (the "Board") of Bridgestone Municipal Utility District (the "District") met in regular session, open to the public, at the Operations and Water Education Center, 19720 Kuykendahl Road, Spring, Texas, its regular meeting place within the boundaries of the District, on Tuesday, June 16, 2026, at 6:00 p.m.; whereupon, the roll was called of the members of the Board, to-wit:

Johnny Pack	President
Joe Marks	Vice President
Nancy Woollard	Treasurer
David Berry	Secretary
Michael Crayton	Assistant Secretary

All Directors were present, thus constituting a quorum. Also attending the meeting were: Megan Bradley, Executive Vice President and General Manager of the District; Lisa Bertram, Bridgestone MUD Park Manager; Kelley Lamb, Administrative Assistant of the District; Jon Polley and Tabitha Valverde, attorneys, and Alison Miller, paralegal, of Polley Garza PLLC ("PG"), General Counsel to the District; David Rowe and Danny Staab of Water District Management Company, Inc. ("WDM"), operators for the District; Christina Ferguson of Myrtle Cruz, Inc., bookkeeper for the District; Leslie Mendez of Equi-Tax, Inc., tax assessor/collector for the District; Ryan Schilhab, P.E., and Robert Thomas of Quiddity Engineering LLC ("Quiddity"), engineers for the District; Garrett McCray of Storm Water Solutions ("SWS"), detention pond maintenance provider for the District; Barbara Nussa of Republic Services ("Republic"), garbage and recycling service provider for the District; Sergeant Brian Frasier of Harris County Precinct 4 Constable; Jenna Craig of Touchstone District Services ("Touchstone"), communications consultant for the District; and Merrill Willgrubs of BD Realty Advisors, real estate consultant for the District. Members of the public and/or residents of the District were also present at the meeting. A copy of the public sign-in sheet is attached as an exhibit hereto.

WHEREUPON, the meeting was called to order and evidence was presented that public notice of the meeting had been given in compliance with the law. The posted notices of the meeting are attached hereto.

PLEDGES OF ALLEGIANCE

Director Pack led the meeting attendees in the Pledges of Allegiance to the United States of America and State of Texas flags.

PUBLIC COMMENT

Mr. Eric Vaughn, resident of the District, addressed the Board regarding various District matters.

Ms. Bradley then stated a public comment card was received from Ms. Rita Harkless, resident of the District, regarding the North Harris County Regional Water Authority surface water fee.

HARRIS COUNTY PRECINCT 4 CONSTABLE'S SECURITY REPORT

Sergeant Ryan reviewed the security statistics report for the month of May, a copy of which is attached hereto. Sergeant Ryan introduced Deputy Hernandez to the Board. Director Crayton asked about the status of the list of constables assigned to the District. Ms. Bradley stated she is working on the list with Precinct 4, as well as working with Touchstone to post a photo and biography of each constable on the website each month.

CONSENT AGENDA

Director Pack reviewed the structure of the consent agenda with the Board and explained that this portion of the agenda deals with routine matters of the Board, and that no separate discussion of such items will occur unless a Board member requests an item be moved to the regular portion of the agenda.

Upon motion by Director Woollard, seconded by Director Crayton, after full discussion and the question being put to the Board, the Board voted unanimously to approve the following Consent Agenda items: 1) the minutes of prior meetings, including May 20, 2026; 2) pay estimates and change orders as follows: a) Water Plant & Lift Station Generator Replacement/Addition project Pay Estimate No. 10 in the amount of $203,502.37; b) Public Lift Station No. 9 and Utility Extension to Serve Trinity Grove Development Pay Estimate No. 4 in the amount of $132,981.30; c) Wastewater Treatment Plant ("WWTP") No. 1 Improvements Change Order No. 5 in the amount of $118,575; 3) the written Detention Facilities Maintenance Report; 4) the written Tax Assessor/Collector’s Report, including payment of tax-related checks stated therein; 5) the written Delinquent Tax Attorney’s Report; 6) the written Bookkeeper's Report, including payment of bills, issuance of checks and review of investments; 7) the written Garbage and Recycling Collection Service Report; 8) the written Communications Report; 9) the written Operations Report; and 10) the written Engineering Report. Each of the documents referenced above are attached as exhibits hereto.

REGULAR AGENDA

DETENTION FACILITIES MAINTENANCE REPORT

Mr. McCray reviewed the Detention Facilities Maintenance Report with the Board, a copy of which is attached hereto. Mr. McCray stated SWS will be blocking off the sidewalks around the Bridgestone Lakes Sections 1 and 2 detention ponds for safety reasons due to erosion issues.

Discussion ensued regarding graffiti at the Spring Terrace detention pond. The Board concurred to leave the graffiti as is until a more permanent solution can be determined.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. Mendez briefly reviewed the Tax Assessor/Collector's Report with the Board. Ms. Mendez requested approval to move 95 delinquent tax accounts to the uncollectable tax roll. Upon motion by Director Woollard, seconded by Director Berry, after full discussion and the question being put to the Board, the Board voted unanimously to approve moving 95 delinquent tax accounts to the uncollectable tax roll.

DELINQUENT TAX ATTORNEY’S REPORT

Ms. Mendez briefly reviewed the Delinquent Tax Attorney's Report with the Board.

LETTER TO DELINQUENT TAX ATTORNEY AUTHORIZING COLLECTION OF 2025 DELINQUENT TAXES AND TERMINATION LETTERS

Mr. Polley requested authorization from the Board to send a letter to Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("Perdue Brandon"), the District's delinquent tax attorney, requesting Perdue Brandon’s recommendations for termination of service to 2025 delinquent tax accounts at the July Board meeting, thereby allowing terminations to be presented to the Board for authorization in August. Upon motion by Director Crayton, seconded by Director Woollard, after full discussion and the question being put to the Board, the Board voted unanimously to authorize the letter to the delinquent tax attorney regarding recommendations related to taxpayers' delinquent 2025 taxes.

BOOKKEEPER'S REPORT

Ms. Ferguson reviewed the Bookkeeper's Report with the Board. Director Crayton asked that the park and operations building items be broken out as separate line items on the District's budget. Director Pack stated the Board needs to know the actual operations and maintenance expenses for the District's park. Ms. Bradley stated she will work with Ms. Mary Jarmon on the Board's request. Ms. Ferguson asked that any park or operations building invoices be clearly marked as such when they are submitted so they can be coded correctly.

GARBAGE AND RECYCLING COLLECTION SERVICE REPORT

Ms. Nussa thanked the Board and District staff members for their hard work during the District's document shred event. Ms. Nussa stated there was a miscommunication between the operations manager and the driver of the shred truck regarding the event, which caused the original shred truck to not show up. Ms. Nussa further stated she has had several conversations with the shred company and they have assured her something like that will not happen again, but she has not decided if she will continue to use the company going forward. The Board then concurred to hold the fall document shred event on November 7th. Director Pack thanked Ms. Nussa for her work during the shred event and for finding a backup shred truck to attend the event at the last minute.

COMMUNICATIONS REPORT

Ms. Craig provided an update on the District's website, news posts and statistics.

Director Marks joined the meeting via videoconference at this time.

OPERATIONS REPORT

Mr. Staab reviewed various repair and maintenance items throughout the District and presented the list of delinquent and uncollectable accounts to the Board.

Upon motion by Director Crayton, seconded by Director Marks, after full discussion and the question being put to the Board, the Board voted unanimously to: 1) authorize the write-off of uncollectable accounts listed on the Operator's Report; and 2) authorize write offs and termination of delinquent accounts in accordance with the District's Rate Order.

GENERAL MANAGER'S REPORT

Ms. Bradley presented the General Manager's Report to the Board and reported on the status of various District projects. Ms. Bradley reported she received a request from the Bridgestone homeowners association ("HOA") regarding maintenance of trees located on the seven (7) District-owned lots within the Bridgestone subdivision. Ms. Bradley stated there was a safety concern due to falling branches, and she approved a contract for tree trimming services in the approximate amount of $3,700.

Ms. Bradley then reported a farmers market event was held in the District's park on June 13th and the event was very successful. Ms. Bradley stated there were 43 vendors and three (3) food trucks, with several hundred visitors.

HARRIS COUNTY MAINTENANCE OF BRIDGESTONE MUD PARK

Ms. Bradley reported an email was received from Mr. Eric Heppen with Harris County Precinct 3 with an offer to take over the maintenance and operations of the District's park. Ms. Bradley reviewed the details of Precinct 3's offer with the Board. Director Marks stated it would make financial sense to allow Precinct 3 to take over park maintenance. Director Pack stated he would like to know the actual annual operation and maintenance costs for the District to maintain the park before making any decisions. Director Pack then suggested he, Director Crayton and Ms. Bradley schedule a meeting with Precinct 3 to further discuss the offer.

Discussion then ensued regarding conveyance of the seven (7) District-owned lots in the Bridgestone subdivision to the Bridgestone HOA. Mr. Polley stated he would add an item to the July agenda for further discussion.

BRIDGESTONE GREENWAYS CONSERVANCY ("BGC") UPDATE

Director Pack stated the BGC is working on an issue with the BGC bank account and it should be straightened out shortly.

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PARK MANAGER’S REPORT

Ms. Bertram reviewed the Park Manager’s Report with the Board and reported on various park-related items. Ms. Bertram requested the park's assets be added to the District's Asset Management Program in order to more easily track maintenance items. Ms. Bertram stated the park staff is currently tracking maintenance items manually, but there are many maintenance items not being addressed due to lack of information or knowledge. Director Pack asked Ms. Bradley to review potential options and report back to the Board.

Director Pack then requested Ms. Bertram research costs to construct a toddler play area in the park. Ms. Bertram stated she is in process of researching options on BuyBoard and should have pricing at the July Board meeting.

Director Pack then asked if there is a possibility to expand the dog park to the back of the property. Mr. Schilhab stated Harris County Flood Control would likely not approve moving the fence into the easement due to future expansion of the gully. Director Berry asked about the status of the security cameras in the dog park. Ms. Bertram stated she believes the security cameras throughout the park should be upgraded. Mr. Polley stated he would include an item on the July agenda to discuss security devices.

Director Crayton thanked everyone involved in the farmers market event. Director Berry stated he spoke to two (2) vendors at the event who both stated the District's process was one of the easiest they have encountered.

DIRECTOR’S REPORT

Director Berry reviewed his Director's Inspection report with the Board.

TEXAS WATER DEVELOPMENT BOARD ("TWDB") GRANT APPLICATION, INCLUDING APPLICATION FILING AND AUTHORIZED REPRESENTATIVE RESOLUTION FOR TEXAS WATER DEVELOPMENT BOARD FINANCIAL ASSISTANCE

Mr. Polley reported Quiddity is preparing a grant application to submit the District's water line replacement project for the TWDB Water Supply and Infrastructure grant program. Mr. Polley stated the program is a 100% grant program and if awarded, the District will not be required to repay any of the funds. Mr. Polley requested authorization for preparation and submittal of the grant application, including the Application Filing and Authorized Representative Resolution (the "Resolution") which will designate Ms. Bradley as the District's representative, as well as authorization for Directors to execute additional documentation as needed. Upon motion by Director Woollard, seconded by Director Crayton, after full discussion and the question being put to the Board, the Board voted unanimously to: 1) authorizes preparation and submittal of the grant application; 2) adopt the Resolution and designate Ms. Bradley as the District's representative; and 3) authorize the Directors to execute any additional document as needed regarding the grant application.

ATTORNEY'S REPORT

Mr. Polley stated that PG is participating in the Kids' Meals Annual Summer Juice Box Challenge and provided the Board and consultants with information if they would like to contribute.

ENGINEERING REPORT

Mr. Schilhab reviewed the Engineer's Report with the Board, a copy of which is attached hereto. Mr. Schilhab presented and reviewed the options for the Bridgestone Lakes Section Nos. 1 and 2 Amenity Ponds Rehabilitation project. Mr. Schilhab reminded the Board rehabilitation of the ponds is needed due to erosion issues. Mr. Schilhab stated none of the options include replacement of the sidewalks that currently surround both ponds because the sidewalks were not included in the initial plans and were installed by the developer without District approval. Extensive discussion ensued regarding the options for the rehabilitation project, including pros and cons of each option. Upon motion by Director Crayton, seconded by Director Marks, after full discussion and the question being put to the Board, the Board voted unanimously to authorize option 3 for the Bridgestone Lakes Section Nos. 1 and 2 Amenity Ponds Rehabilitation project, including an alternate bid item for sidewalk replacement around the ponds.

Mr. Schilhab then requested authorization to advertise the Waterline Extension to Serve Lin's International Buffet project for bids. Upon motion by Director Crayton, seconded by Director Berry, after full discussion and the question being put to the Board, the Board voted unanimously to authorize advertisement of the Waterline Extension to Serve Lin's International Buffet project for bids.

Mr. Schilhab next requested authorization to prepare and submit the Stormwater Pollution Prevention Plan and Notice of Intent for the Multi-Sector General Permit Renewal for WWTP No. 1 to the Texas Commission on Environmental Quality ("TCEQ").

Mr. Schilhab also requested authorization to prepare a Consent to Encroachment Agreement and Water Meter Easement for the Lin's International Buffet development, to allow for landscaping and irrigation within the District's easement. Mr. Schilhab stated the encroachment exhibit is still needed from the developer, but the encroachment agreement deposit has been paid.

Mr. Schilhab provided an update on the status of the District's Asset Management Program and stated all District water plants and lift stations have been added to the program. Mr. Schilhab requested authorization to proceed with design of Phase Nos. 1 and 2 of the Asset Management Program to add WWTP No. 1. Mr. Schilhab noted he would need to discuss the potential to add the District's park facilities to the Asset Management Program with Ms. Bradely before determining if it would be possible.

Mr. Schilhab then requested authorization to proceed with design of the Gosling Road Sanitary Sewer Extension project. Mr. Schilhab stated the developer has submitted the deposit for the project.

Mr. Schilhab next reported the TWDB Water Supply and Infrastructure grant program currently has approximately $1 billion for governmental entities with eligible water projects and

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the total funds the District is eligible to receive is $25 million. Mr. Schilhab stated additional points are given to projects that are ready to proceed and recommended moving forward with the grant application for the District's water line replacement project, which is currently budgeted to cost approximately $30 million. Discussion ensued regarding the grant program and projects for same.

Upon motion by Director Marks, seconded by Director Woollard, after full discussion and the question being put to the Board, the Board voted unanimously to: 1) authorize preparation and submittal of the Stormwater Pollution Prevention Plan and Notice of Intent for the Multi-Sector General Permit Renewal for WWTP No. 1; 2) authorize preparation of the Consent to Encroachment Agreement and Water Meter Easement for the Lin's International Buffet development, subject to receipt of the encroachment exhibit from the developer; 3) authorize design of the Gosling Road Sanitary Sewer Extension project; 4) authorize design of the WWTP No. 1 phase of the Asset Management Program; 5) authorize Quiddity, WDM and PG to prepare and submit all necessary applications and documentation to the TWDB Water Supply and Infrastructure grant program for the District's water line replacement project.

<u>ANNEXATION OF 2.6035-ACRE HOUSTON 2920, LLC (LIN'S INTERNATIONAL BUFFET) TRACT</u>

Mr. Polley reported the Lin's International Buffet annexation has been formally approved by the City of Houston and presented the Order Annexing Land and Redefining Boundaries (the "Order Annexing Land") to the Board for approval. Mr. Polley stated Quiddity has also prepared an updated map and metes and bounds description of the District's boundary. Mr. Polley also presented an Amendment to District Information Form, which is required to be filed any time the District's boundary changes. Upon motion by Director Crayton, seconded by Director Berry, after full discussion and the question being put to the Board, the Board voted unanimously to adopt the Order Annexing Land and Amendment to District Information Form.

Discussion ensued regarding the status of the development.

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

PASSED, APPROVED AND ADOPTED this 21st day of July 2026.

(DISTRICT SEAL)

Signed by:

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Secretary, Board of Directors