

MINUTES OF MEETING
OF
BOARD OF DIRECTORS

May 19, 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, May 19, 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
Jeff Gebhart	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 Cole 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; Travis Benes and 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 Mr. David Berry, Director-elect. 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

Ms. Bradley stated a public comment card was received for Ms. Martha Gutierrez, resident of the District regarding a social media post by Director Pack.

Ms. Sherry Xu, project manager for the Lin's International Buffet development located outside the boundaries of the District, addressed the Board regarding the timeline and status of the project. Director Pack stated there is an agenda item to discuss the project later in the meeting.

HARRIS COUNTY PRECINCT 4 CONSTABLE'S SECURITY REPORT

Sergeant Ryan reviewed the security statistics report for the month of April, a copy of which is attached hereto.

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. Director Crayton requested the Bookkeeper's Report and Operations Report be removed from the consent agenda and considered under the regular agenda.

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 approve the following Consent Agenda items: 1) the minutes of prior meetings, including April 16, 2026, April 21, 2026 and May 11, 2026; 2) pay estimates and change orders as follows: a) Sanitary Sewer Rehabilitation – Ph. III Pay Estimate No. 5 in the amount of \$142,121.25; b) Public Lift Station No. 9 and Utility Extension to Serve Trinity Grove Development Pay Estimate No. 3 in the amount of \$181,397.75; c) Wastewater Treatment Plant ("WWTP") No. 1 Improvements Change Order No. 4 in the amount of \$148,505.33; 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 Garbage and Recycling Collection Service Report; 7) the written Communications Report; and 8) the written Engineering Report. Each of the documents referenced above are attached as exhibits hereto.

REGULAR AGENDA

QUALIFICATION OF DIRECTORS

Mr. Polley reported the results of the May 2, 2026 Directors Election were canvassed on Wednesday, May 13th and based on the returns of the election, Michael Crayton and David Berry were elected to serve as Directors of the District until the biennial Directors Election in 2030.

ADMINISTRATION OF OATHS OF OFFICE

Mr. Polley administered the Oaths of Office to Directors Crayton and Berry.

Mr. Gebhart then thanked everyone for the experience of being a Director and stated the

last year and a half was extremely enjoyable. Mr. Gebhart thanked the District's consultants for their hard work and stated he has appreciated everyone's patience and understanding with him as he served on the Board. Mr. Gebhart then addressed the Board and reminded them that no one is above the law.

ELECT OFFICERS

Mr. Polley noted the Board must elect a Secretary, but no other changes are required by law if the Board does not desire to make additional changes. Discussion ensued regarding the slate of officers. Upon motion by Director Crayton, seconded by Director Woollard, after full discussion and the question being put to the Board, a majority of the Board voted in favor to appoint Director Berry as Secretary, with all other officer positions to remain the same.

DETENTION FACILITIES MAINTENANCE REPORT

Mr. McCray reviewed the Detention Facilities Maintenance Report with the Board, a copy of which is attached hereto.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. Mendez briefly reviewed the Tax Assessor/Collector's Report with the Board.

DELINQUENT TAX ATTORNEY'S REPORT

Ms. Mendez briefly reviewed the Delinquent Tax Attorney's Report with the Board. 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 authorize moving account no. 1 under the "other accounts" section to the uncollectable roll.

BOOKKEEPER'S REPORT

Ms. Ferguson reviewed the Bookkeeper's Report with the Board. Director Crayton asked that the payroll for park employees be separated out as a separate line item in the park budget. 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 approve the Bookkeeper's Report, including payment of bills, issuance of checks and review of investments.

GARBAGE AND RECYCLING COLLECTION SERVICE REPORT

Ms. Nussa reminded the Board the District's document shred event will be held on Saturday, June 6th.

COMMUNICATIONS REPORT

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

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. Mr. Staab reported the submersible well at Water Plant ("WP") No. 1 has failed and is currently being inspected. Mr. Staab then reported the water well no. 2 motor at WP No. 2 is out of service and he is waiting on the inspection report. Mr. Staab next reported blower no. 4 at WWTP No. 1 is out of service and the manufacturer is scheduled for inspection on May 27th.

Mr. Staab presented the 2025 Consumer Confidence Report ("CCR") to the Board. Mr. Staab stated the CCR will need to be distributed to District residents by July 1st. Mr. Staab noted PG has reviewed the CCR and had no comments.

Mr. Staab then reported the cost for sulfur dioxide has increased to \$1,500 per ton. Mr. Staab noted the District uses approximately two (2) tons per month.

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) authorize the write-off of uncollectable accounts listed on the Operator's Report; 2) authorize termination of delinquent accounts in accordance with the District's Rate Order; and 3) authorize distribution of the 2025 CCR to District residents.

Director Marks joined the meeting via videoconference at 6:43 p.m.

Mr. Rowe stated he previously emailed the Board regarding a request for a contract amendment and rate increase for operations services. Mr. Rowe explained WDM has only had two (2) rate increases since they were originally hired by the District in 2009 to operate 12 District facilities, and they now operate seven (7) additional District facilities, for a total of 19 District facilities. Mr. Rowe reviewed the proposed increase to the base operations fee as reflected in the contract amendment. Extensive discussion ensued regarding the proposed contract amendment and WDM's cost to provide service to the District.

Upon motion by Director Woollard, seconded by Director Marks, after full discussion and the question being put to the Board, a majority of the Board voted in favor of approving WDM's contract amendment, with a base operations fee as reflected in the written contract amendment.

RATE ORDER AMENDMENT REGARDING TAP FEES

Mr. Staab requested Board approval to allow WDM to increase the District's costs for tap fees from \$600 to \$850 for 5/8-inch taps and from \$1,100 to \$1,350 for one-inch taps. Mr. Staab recommended the Board adopt an amended Rate Order to increase the developer tap fee cost to take the increased cost to the District.

Upon motion by Director Berry, seconded by Director Crayton, after full discussion and the question being put to the Board, a majority of the Board voted in favor of approving the tap fee increase from WDM to the District, in the amount of \$850 for 5/8-inch taps and \$1,350 for one-inch taps.

Upon motion by Director Crayton, seconded by Director Woollard, after full discussion and the question being put to the Board, a majority of the Board voted in favor of adopting an amended Rate Order to increase tap fees to \$1,500 for 5/8-inch taps and \$2,500 for one-inch taps.

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 there was equipment damage due to water in the server room and she is in the process of adding a camera and card reader to the room for additional security. Ms. Bradley also reported the security camera system in the operations building is being upgraded to the Turing cameras that are currently in the parking lot and park.

Ms. Bradley then reported the District is holding a farmers market event on June 13th in the park, as well as a blood drive on the same day. Ms. Bradley stated she currently has 20 vendors committed to attending the farmers market.

Ms. Bradley reminded the Board a special Board meeting was held last week to discuss the District's agreement with Precinct 4 for security services. Extensive discussion ensued regarding the agreement with Precinct 4.

Upon motion by Director Woollard, seconded by Director Marks, after full discussion and the question being put to the Board, a majority of the Board voted in favor of approving a 65% contract for 16 deputies with Precinct 4.

BRIDGESTONE GREENWAYS CONSERVANCY ("BGC") UPDATE

No BGC update was given.

PARK MANAGER'S REPORT

Ms. Bertram reviewed the Park Manager's Report with the Board and reported on various park-related items.

DIRECTOR'S REPORT

Director Marks stated he will be doing the monthly inspection with Mr. Staab next week and will send his report to the Board.

The Board then discussed the Board-consultant liaison assignments. Upon motion by Director Crayton, seconded by Director Berry, after full discussion and the question being put to the Board, a majority of the Board voted in favor of approving the Director-consultant liaisons as follows:

- Director Pack – communications and attorney
- Director Marks – engineering, detention pond maintenance and insurance
- Director Woollard – bookkeeper, financial advisor, auditor, tax assessor/collector and delinquent tax attorney
- Director Crayton – park, park landscaping and garbage
- Director Berry – operations and strategic partnership auditor

ENGINEERING REPORT

Mr. Schilhab requested authorization for the next phase of fiberglass manhole repairs, in an amount not to exceed \$75,000.

Mr. Schilhab then presented the following change orders for approval: 1) SCADA change order no. 1 for a deduction in the amount of \$30,000 and addition of 75 calendar days, to replace the existing PLC panel at WWTP No. 1 and remove unused allowance bid items; 2) Water Plant and Lift Station Generator Replacement/Addition change order no. 4 in the amount of \$6,578 and 14 additional calendar days, which includes modifications to the generator slab and sidewalk elevations at WP No. 3; and 3) Public Lift Station No. 9 and Utility Extension to Serve Trinity Grove Development change order no. 3 in the amount of \$4,716.88 and two (2) additional calendar days, which includes installation of an additional service duct bank. Mr. Schilhab also presented an amendment to Quiddity's contract to add SCADA programming services, in the additional amount of \$25,000.

Mr. Schilhab next presented and reviewed the bid tabulation for the All Seasons Plaza Retail Development Utility Extension, a copy of which is attached hereto. Mr. Schilhab recommended award of the bid to ISJ Underground Utilities in the amount of \$374,965.

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) approve the Sanitary Sewer Rehabilitation – Ph. IV next phase of fiberglass manhole repairs in an amount not to exceed \$75,000; 2) approve the following change orders: a) SCADA change order no. 1 for a deduction in the amount of \$30,000 and the addition of 75 calendar days, to replace the existing PLC panel at WWTP No. 1 and remove unused allowance bid items; b) Water Plant and Lift Station Generator Replacement/Addition change order no. 4 in the amount of \$6,578 and 14 additional calendar days, which includes modifications to the generator slab and sidewalk elevations at WP No. 3; and c) Public Lift Station No. 9 and Utility Extension to Serve Trinity Grove Development change order no. 3 in the amount of \$4,716.88 and two (2) additional calendar days, which includes installation of an additional service duct bank; 3) approve an amendment to Quiddity's contract to add SCADA programming services, in the additional amount of \$25,000; and 4) award the bid for the All Seasons Plaza Retail Development Utility Extension to ISJ Underground Utilities in the amount of \$374,965.

Mr. Schilhab reviewed the timeline of events related to progression on the Lin's International Buffet development. Mr. Schilhab stated the developer has begun construction on the tract, but the waterline project to serve the tract cannot move forward until the final easement is acquired. Mr. Schilhab noted the existing infrastructure fee and park contribution fee have also not been paid. Mr. Schilhab suggested the developer cease construction on the site until the remaining easement is acquired. Mr. Schilhab also stated Quiddity has not received revised plans after comments were provided in February, and the development does not currently have plan approval from the District. Mr. Polley stated Mr. Merrill Willgrubs has attempted numerous times to contact the owner of the final easement tract but has been unable to make contact. Mr. Polley then stated the District does have eminent domain authority and can start the process to obtain the easement through condemnation if the Board so chooses, which would likely take 4-6 months. The developer requested the contact information for the property owner of the remaining easement

tract, and Mr. Polley stated his office would provide that information to the developer. Discussion ensued regarding the project and potential paths to move forward with minimal delay.

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

Mr. Polley recommended deferring this item.

ATTORNEY'S REPORT

Mr. Polley reviewed the arbitrage reports for the District's Series 2021 and Series 2022 bonds. Mr. Polley stated that in 2027 the District will likely owe an arbitrage payment to the Internal Revenue Service related to the Series 2022 Bonds.

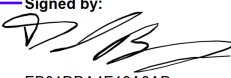
REAL ESTATE CONSULTANT REPORT

No Real Estate Consultant Report was given.

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

PASSED, APPROVED AND ADOPTED this 16th day of June 2026.



Signed by:


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Secretary, Board of Directors