

MINUTES OF MEETING
OF
BOARD OF DIRECTORS

April 21, 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, April 21, 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, except Director Marks, 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 Monica Garza, 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; Merrill Willgrubs of BD Realty Advisors, real estate consultant for the District; Sergeant Brian Frasier of Harris County Precinct 4 Constable; Jenna Craig of Touchstone District Services ("Touchstone"), communications consultant for the District; Ms. Suzanne Villareal of McCall Gibson Swedlund Barfoot Ellis PLLC ("MGSBE"), auditor for the District; and Joe Palumbo and Brody Beach, developers of Jett Business Park. 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

No public comments were given.

HARRIS COUNTY PRECINCT 4 CONSTABLE'S SECURITY REPORT

Sergeant Ryan reviewed the security statistics report for the month of March, 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. Upon motion by Director Gebhart, 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 March 17, 2026; 2) pay estimates and change orders as follows: a) Sanitary Sewer Rehabilitation – Ph. III Pay Estimate No. 4 in the amount of \$276,070.50; b) Sanitary Sewer Rehabilitation – Ph. IV Pay Estimate No. 4 in the amount of \$61,000.00; c) SCADA Pay Estimate No. 7 in the amount of \$142,182.00; d) Water Plant and Lift Station Generator Replacement/Addition Pay Estimate No. 9 in the amount of \$143,775.00; e) Public Lift Station No. 9 and Utility Extension to Serve Trinity Grove Development Pay Estimate No. 2 in the amount of \$241,304.40; f) Wastewater Treatment Plant ("WWTP") No. 1 Improvements Change Order No. 3 in the amount of \$26,708.20; 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

AUDIT REPORT FOR FISCAL YEAR ENDED DECEMBER 31, 2025

Ms. Villareal then reviewed the draft audit report for the fiscal year ended December 31, 2025 (the "Audit") with the Board, a copy of which is attached hereto. Ms. Villareal reported that MGSBE has issued a clean audit opinion for the District. Upon motion by Director Woollard, seconded by Director Gebhart, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Audit after a seven (7) day review period, and to authorize filing the Audit with the appropriate governmental authorities.

CONTINUING DISCLOSURE

Mr. Polley explained to the Board that the District has an obligation to update certain financial information on an annual basis, which will serve to keep bondholders and other interested parties apprised of the financial condition of the District, and requested the Board's authorization to prepare and file such materials with the appropriate agencies. 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 PG and The GMS Group, LLC, the District's financial advisor, to prepare and file the required continuing disclosure materials.

DETENTION FACILITIES MAINTENANCE REPORT

Mr. McCray reviewed the Detention Facilities Maintenance Report with the Board, a copy of which is attached hereto. Mr. McCray reported the outfall feature at the Bridgestone MUD Park pond has been repaired and the annual cleanout has been completed.

Mr. McCray then reviewed a recommendation for removal of the graffiti at the Spring Terrace and Bella Sera detention pond. Mr. McCray suggested hydroblasting the wall and extreme event swale, and then painting with a flat paint and a UV resistant top coat that allows for easier graffiti removal. Director Pack asked to table the matter until the Director's Inspection Report later in the meeting.

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.

BOOKKEEPER'S REPORT

Ms. Ferguson reviewed the Bookkeeper's Report with the Board.

GARBAGE AND RECYCLING COLLECTION SERVICE REPORT

Ms. Nussa reported a District resident had a gallon of paint in their garbage that spilled in the road. Ms. Nussa stated Republic cleaned up the paint as a courtesy to the District even though Republic is not responsible for cleanup due to paint not being accepted in garbage.

Ms. Nussa then reported she delivered Republic's semiannual park donation check to Ms. Bradley a few weeks ago.

Discussion then ensued regarding rescheduling of the District's May 2, 2026 document shred event and a potential conflict with the District's May 2, 2026 Directors Election. Ms. Nussa stated she can check on the first Saturday in June, but that all other dates are unavailable. Director Crayton made a motion to keep the document shred event on May 2nd. The motion failed for lack of a second.

Upon motion by Director Woollard, seconded by Director Gebhart, after full discussion and the question being put to the Board, the Board voted three (3) votes in favor and one (1) vote opposed, with Director Crayton voting in opposition, to approve moving the document shred event to June 6th if available, with the District being responsible for any cancellation fees if the event cannot be held.

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 process blower motor no. 5 at WWTP No. 1 has failed and been pulled to be sent out for review. Mr. Staab stated the motor is approximately 5 years old and can be repaired at a cost of \$24,573.00 or replaced with a Toshiba motor at a cost of \$39,007.00. Mr. Staab recommended replacement with the Toshiba motor.

Mr. Staab then reported the centrifuge rotary pump no. 1 at WWTP No. 1 has failed. Mr. Staab stated the pump is 15 years old and can be repaired at a cost of \$20,158.00 or replaced at a cost of \$35,874.00. Mr. Staab recommended replacement.

Mr. Staab next reported the Texas Commission on Environmental Quality held an inspection of WWTP No. 1 and the minor deficiencies that were noted will be corrected within 14 days.

Upon motion by Director Gebhart, 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; and 2) authorize termination of delinquent accounts in accordance with the District's Rate Order.

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: 1) authorize replacement of the process blower motor no. 5 at WWTP No. 1 with a Toshiba motor at a cost of \$39,007.00; and 2) authorize replacement of centrifuge rotary pump no. 1 at WWTP No. 1 at a cost of \$35,874.00.

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 stated she would work with Ms. Nussa on rescheduling or cancellation of the District's document shred event.

Ms. Bradley explained the District entered into a letter agreement with Texas Trailer Supply ("TTS") in 2014 that allowed TTS to use a private water well and septic system due to the District being unable to provide water and sewer service to the tract even though it is within District boundaries. Ms. Bradley reported the agreement expired in 2024 and the District now has utilities in place that can serve the tract. Mr. Polley stated the decision for the Board is how they would like Mr. Staab to approach TTS regarding the matter. Mr. Polley noted the tract is within the boundaries of the District and the owner has been paying property taxes to the District while not receiving services from the District. Mr. Polley then stated the Board can either require the property owner to abandon the private water well and septic system and connect to the District's utilities, or the Board can decide to leave the matter alone for the time being. Ms. Bradley recommended asking the property owner to connect to the District and see what the response is to

the request. Director Pack asked Mr. Polley, Ms. Bradley and Mr. Staab to make contact with TTS before the next meeting to determine the next steps forward.

Ms. Bradley then reported a customer request was received at the April 16th District Town Hall for a change in billing due date. The Board concurred to deny the request.

Director Crayton asked about the status of the Bridgestone Lakes detention pond repair. Ms. Bradley stated the temporary fix is still in place and holding well, and the plans for the permanent solution should be presented in June.

Director Pack reported Harris County Precinct 4 and Constable Mark Herman are holding a town hall meeting right now regarding an increase on contract pricing for law enforcement services and changes in coverage. Ms. Garza stated Ms. Tabitha Valverde is attending the meeting and let her know the increase for the upcoming year will be 8.8%. Mr. Polley stated Ms. Valverde will summarize the presentation and send it to the Board.

BRIDGESTONE GREENWAYS CONSERVANCY ("BGC") UPDATE

Director Pack reported the BGC is working through issue with the bank to get a bank account setup.

PARK MANAGER'S REPORT

Ms. Bertram reviewed the Park Manager's Report with the Board and reported on various park-related items. Ms. Bertram reported a conflict deescalation training was held for the park staff. Ms. Bertram also reported she attended a playground safety certification course and she is working on a comprehensive inspection program of all playground equipment.

DIRECTOR'S REPORT

Director Pack reviewed his inspection report with the Board. Director Pack stated the Board needs to determine what to do about the Spring Terrace detention pond graffiti and he will ask the constables to provide extra security in the area once the graffiti is addressed. Mr. Staab stated he has moved the cameras in the area as previously discussed but it has been difficult to achieve the necessary angle to catch the graffiti in progress. Mr. Staab suggested adding a pan-tilt-zoom camera at a cost of approximately \$1,100.00. Director Gebhart stated he would also like to add a motion sensor light. Director Pack suggested allowing Mr. Staab and Ms. Bradley to determine how to handle the graffiti cleanup. Ms. Bradley stated she is looking into repainting with the existing paint and putting a coating on top.

Director Pack then reported he attended the North Harris County Regional Water Authority ("NHCRWA") meeting earlier this month and there was significant public comment regarding the proposed conservation groundwater rate. Director Pack stated the NHCRWA Board did not vote on the matter, but if it is approved, it will be a significant increase in the current NHCRWA surface water rate.

Director Pack next reported the District's April 16th Town Hall meeting was very successful and well attended.

ENGINEERING REPORT

Mr. Schilhab presented Change Order No. 1 for the Sanitary Sewer Rehabilitation – Ph. III project, in the amount of \$106,232.75, which adds items from phase 2 of the project to phase 3. Mr. Schilhab reminded the Board \$160,089.97 was deducted from the contract amount for phase 2 of the project last month.

Mr. Schilhab then requested authorization for the next phase of fiberglass manhole repairs, in the not to exceed amount of \$75,000.00.

Mr. Schilhab next reported the District has a credit on the contract for the SCADA project in the amount of approximately \$130,000.00. Mr. Schilhab stated there is an opportunity to add approximately \$100,00.00 in repairs to WWTP No. 1 in order to add more functionality to the SCADA system for WDM.

Mr. Schilhab requested authorization for Quiddity to contract directly with the District for the programming of Lift Station No. 9. Mr. Schilhab explained the programming would be removed from the current contract, and there will be no cost difference to the District. Mr. Polley asked if there will be any impact to the contractor's warranty by removing the programming from the general scope of the contract. Mr. Schilhab stated he will confirm with the contractor and the approval can be conditioned on confirmation that the warranty will not be affected. Mr. Schilhab noted if any warranty claims were needed within one (1) year, Quiddity would cover it at no cost.

Mr. Schilhab then presented and reviewed the bid tabulation for the Water Well No. 5 project, a copy of which is attached hereto. Mr. Schilhab recommended award of the bid to Weisinger Incorporated in the amount of \$4,546,900.00.

Mr. Schilhab next recommended the District purchase a new natural gas generator that is correctly sized for Lift Station No. 4, and sell the current oversized generator on BuyBoard. Mr. Polley noted a Resolution Declaring Surplus Property will be needed before the sale can take place. Mr. Schilhab stated the contractor is approximately 200 days away from needing the new generator.

Mr. Schilhab went on to present the bid tabulation for the Sanitary Sewer Cleaning and Televising Ph. 21-24 project, a copy of which is attached hereto. Mr. Schilhab recommended awarding the contract to Equix Integrity ("Equix") in the amount of \$77,393.57. Mr. Schilhab noted Equix is the highest bidder, but they were the contractor for the previous phase of the project and it was by far the best cleaning and televising project he has ever experienced.

Mr. Schilhab then reported Quiddity is waiting on the geotechnical report for the Bridgestone Lakes Section Nos. 1 and 2 amenity ponds before designing a solution to the pond erosion. Mr. Schilhab stated he expects to present the report at the June Board meeting.

Mr. Schilhab next provided an update on the NHCRWA surface water conversion to Water Plant No. 4.

Regarding the Trinity Grove development fence encroachment onto District property, Mr. Schilhab reported after surveying the property, the fence appears to be seven (7) inches to one (1) foot inside the District's easement. Mr. Schilhab stated the District can enter into an encroachment

agreement with the developer to allow for the encroachment, or the District can require the developer to move the fence within the correct boundary line. Mr. Polley stated if an encroachment agreement is approved, language would need to be included to specify either the homeowners or homeowners association would be responsible for any repairs needed in the future due to the fence being in the easement. Mr. Polley further stated that since the homeowners are not at fault for the fence being in the wrong location, it would probably be best to require the developer to move the fence within their property line. Mr. Schilhab stated he will continue to work with the developer to have the fence moved.

Upon motion by Director Woollard, seconded by Director Gebhart, after full discussion and the question being put to the Board, the Board voted unanimously to: 1) approve the Sanitary Sewer Rehabilitation – Ph. III Change Order No. 1 in the amount of \$106,232.75, which adds items that were deducted from phase II of the project; 2) approve the Sanitary Sewer Rehabilitation – Ph. IV next phase of fiberglass manhole repairs in an amount not to exceed \$75,000.00; 3) authorize the WWTP No. 1 blower functionality improvements in an amount not to exceed \$100,000.00; 4) authorize Quiddity to contract with the District for programming on the Lift Station No. 9 project; 5) award the bid for the Water Well No. 5 project to Weisinger Incorporated in the amount of \$4,546,900.00; 6) authorize the purchase of a natural gas generator to serve Lift Station No. 4; and 7) award the bid for the Sanitary Sewer Cleaning and Televising Ph. 21-24 project to Equix in the amount of \$77,393.57.

ATTORNEY'S REPORT

Mr. Polley presented a Temporary Water and Wastewater Service Agreement (the "Temporary Agreement") between the District and the entities developing the Jett Business Park. Mr. Polley explained the tract is currently pending annexation into the District, but the annexation is taking longer due to reasons outside the developer's control. Mr. Polley stated he suggested the Temporary Agreement with a one (1) year term, but the developer is not comfortable unless service is guaranteed for longer than one (1) year. Mr. Palumbo addressed the Board and requested the Temporary Agreement include a 10 year term. Mr. Polley reminded the Board that they typically required tracts to be annexed into the District before service is provided and if the Board grants the 10 year Temporary Agreement, they could see other developers requesting the same agreement prior to annexation. Mr. Palumbo stated he expected the tract to be annexed by now and he does not have any reason to believe the annexation will not be approved by the City of Houston. Mr. Polley stated if the Board has questions regarding the terms of the Temporary Agreement, the discussion can occur in closed session.

Mr. Polley then reported Spring BTR has requested their financing agreement with the District be revised to obligate the District to reimburse the developer from operating funds instead of a future issuance of bonds. Mr. Polley recommended denying the request because there is no reason to obligate the District to make a future reimbursement payment out of operating funds when you do not know what the financial condition of the District will be when the reimbursement occurs. The Board concurred to deny the request.

Ms. Garza provided an update on the Charter Agreement with Scouting America. Ms. Garza stated the scenario that was originally presented to the District is significantly different than what is contemplated in the Charter Agreement, and Scouting America is not willing to make any revisions. Ms. Garza then stated she let Scouting America know the District is willing to provide

meeting space and storage space to the organization. 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 PG to inform Scouting America the District is no longer interested in proceeding as a charter organization.

REAL ESTATE CONSULTANT REPORT

Mr. Willgrubs stated he would report on the remaining easement for the Lin's International Buffet development in closed session.

SUPPLEMENTAL NOTICE OF PUBLIC MEETING

Ms. Garza provided an update on the status of the District's May 2, 2026 Directors Election. Director Pack encouraged District residents to vote.

EXECUTIVE SESSION

Director Pack convened the Board in executive session at 8:02 p.m., pursuant to Sections 551.071 and 551.072, Texas Government Code, regarding matters of attorney-client privilege to discuss the Jett Business Park Temporary Agreement and deliberations regarding real property related to easement acquisition for the Lin's International Buffet Development, respectively. Directors Pack, Woollard, Crayton and Gebhart, Ms. Bradley, Mr. Willgrubs, Mr. Schilhab, Mr. Polley, Ms. Garza, and Ms. Miller remained in the executive session. Mr. Willgrubs exited the executive session after discussion of real estate matters was completed.

RECONVENE IN OPEN SESSION

Director Pack then reconvened the meeting in open session at 8:25 p.m. at which time Director Gebhart made a motion, seconded by Director Crayton, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Temporary Agreement for Jett Business Park subject to the revisions providing for a one (1) year term with successive one (1) year renewals for a total term of 10 years.

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

PASSED, APPROVED AND ADOPTED this 19th day of May 2026.



Signed by: 
BB50882015308AD...
Secretary, Board of Directors