

MINUTES OF MEETING OF BOARD OF DIRECTORS

August 18, 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, August 18, 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 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; Monica Garza 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 Zachary Ryan of Harris County Precinct 4 Constable; Jenna Craig of Touchstone District Services ("Touchstone"), communications consultant for the District; and Mr. Greg East of Perdue Brandon Fielder Collins & Mott LLP, delinquent tax attorney to 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

Ms. Bradley reported a public comment card was received from Mr. Reagan Booth with Trammel Crow Residential, representing Gosling Road Owner, L.P. Mr. Booth addressed the Board regarding the District's non-taxable multifamily water and sewer rates.

HARRIS COUNTY PRECINCT 4 CONSTABLE'S SECURITY REPORT, INCLUDING INTERLOCAL AGREEMENT FOR LAW ENFORCEMENT SERVICES FOR 2026-2027 ("INTERLOCAL AGREEMENT")

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

Ms. Garza presented the Interlocal Agreement to the Board. Ms. Garza noted the Interlocal Agreement is for 65% patrol coverage in the amount of \$11,347 per month. 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 the Interlocal Agreement.

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 Crayton, seconded by Director Berry, 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 July 21, 2026; 2) pay estimates and change orders as follows: a) Sanitary Sewer Rehabilitation – Ph. III Pay Estimate No. 6 & Final in the amount of \$148,137.05; b) Water Plant and Lift Station Generator Replacement/Additions Pay Estimate No. 11 in the amount of \$196,351.88; c) Public Lift Station No. 9 and Utility Extension to Serve Trinity Grove Development Pay Estimate No. 6 in the amount of \$24,075.00; d) Wastewater Treatment Plant ("WWTP") No. 1 Improvements Change Order No. 7 in the amount of \$38,925.00; 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 then reviewed an inspection report of outfall pipes in the Springbrook subdivision. Director Crayton requested proposals for all of the recommended

repairs.

TAX ASSESSOR/COLLECTOR'S REPORT

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

DELINQUENT TAX ATTORNEY'S REPORT

Mr. East reviewed the Delinquent Tax Attorney's Report with the Board, including the list of candidates for water termination due to nonpayment of 2025 taxes. 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 termination of service to the delinquent 2025 tax accounts reflected in the report.

BOOKKEEPER'S REPORT

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

GARBAGE AND RECYCLING COLLECTION SERVICE REPORT

Ms. Nussa stated she had no service issues to report.

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 a Texas Commission on Environmental Quality ("TCEQ") violation was received at WWTP No. 1 in April for a leaking fine bubble air grid in the aeration basin. Mr. Staab stated corrective action is being taken and will be filed with the TCEQ. Mr. Staab then reported high E. coli and ammonia levels were found at WWTP No. 1. Mr. Staab stated he is working to identify the cause and conducting additional sampling and testing. Mr. Staab next reported a notice of violation was received for Water Plant No. 2 for a missing nameplate on a hydrotank. Mr. Staab stated Quiddity is handling the replacement.

Mr. Staab went on to report the North Harris County Regional Water Authority took the District's surface water connection offline over the past 4-5 days and the District was on well water. Mr. Staab stated surface water has since been restored.

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 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 is working with the District's contract IT service provider on the District's SCADA operations. Ms. Bradley stated additional equipment was identified that was not included in the original plan that is needed to connect to the SCADA server at the operations center. Ms. Bradley reviewed the proposal for the additional equipment, in the amount of \$31,831.22. Mr. Schilhab explained a private internet connection is needed to eliminate any security risks. Discussion ensued regarding the District's SCADA system. Upon motion by Director Woollard, seconded by Director Berry, after full discussion and the question being put to the Board, the Board voted three (3) votes in favor, with Director Crayton abstaining, to approve the proposal for additional equipment for the SCADA system in the amount of \$31,831.22.

Ms. Bradley then reviewed a renewal from Marathon Pest Control for mosquito spraying. Ms. Bradley stated there is not a rate increase for the upcoming year but the Board can make changes to the service if they desire.

Ms. Bradley next reported she received an email from a resident on Pinebridge Lane whose property backs up to Klein Collins High School regarding trimming of trees behind his fence. Ms. Bradley stated the property is owned by Klein ISD and is not District property. Ms. Garza suggested letter the resident know to reach out to Klein ISD.

Ms. Bradley went on to review dates for upcoming events at the District's park, and provided an overview of rental income for the operations building and park for the year to date.

BRIDGESTONE GREENWAYS CONSERVANCY ("BGC") UPDATE

Director Pack reported a bank account for the BGC has now been opened. Director Pack stated he is working on a draft business plan for the BGC.

PARK MANAGER'S REPORT

Ms. Bertram reviewed the Park Manager's Report with the Board and reported on various park-related items. Ms. Bertram addressed questions from the Board regarding updated park hours and recent issues with access gates.

PARTNERSHIP WITH HARRIS COUNTY PRECINCT 3

Director Pack provided an update on the District's potential partnership with Precinct 3 for maintenance of the District's park. Director Pack reported Precinct 3 has stated they are open to a hybrid partnership with the District that would allow the District to keep its park staff and perform park improvements in addition to the maintenance that Precinct 3 would provide. Director Pack stated he, Director Crayton and Ms. Bradley will be meeting with Precinct 3 again in the next few weeks to continue discussions. Ms. Bradley stated she will reach out to Directors Woollard and Berry individually to obtain any wish list items for the proposed partnership. Director Berry voiced his concern over a partnership with Precinct 3. Discussion ensued regarding the proposed park maintenance partnership.

DIRECTOR'S REPORT

Director Woollard reviewed the Director's inspection with the Board.

ENGINEERING REPORT

Mr. Thomas reviewed the Engineer's Report with the Board, a copy of which is attached hereto. Mr. Thomas reviewed the following change orders: 1) Sanitary Sewer Rehabilitation – Ph. III Change Order No. 2 for a deduction in the amount of \$59,217.25 due to final quantity adjustments; and 2) WWTP No. 1 Improvements Change Order No. 2 in the amount of \$10,755.98 and 15 additional calendar days, due to an additional sidewalk replacement at clarifier no. 1 and installation of additional curbs.

Mr. Thomas then requested authorization of a not to exceed amount of \$75,000 for the next phase of the Sanitary Sewer Rehabilitation – Ph. IV project. Discussion ensued regarding the status of the project.

Mr. Thomas next reported the developer of the Lin's International Buffet tract has constructed a monument sign within the District's twenty-foot (20') water line easement without having an encroachment agreement in place. Mr. Thomas stated the sign could conflict with construction of the water line extension project, in which case the developer will have to remove the sign at their expense. Mr. Thomas asked if the Board would be amenable to allowing the sign to go back into the easement after construction of the water line if the sign needs to be removed during construction. Discussion ensued regarding the matter and the Board concurred to allow the sign within the easement, subject to an Encroachment Agreement for same.

Mr. Thomas went on to report Harris County is requiring the developer of the Mecca Springs development to obtain an agreement from the District for maintenance of the detention pond within the development in order to receive plan approval. Mr. Thomas stated Quiddity has added language to the agreement to require the developer to adhere to the District's policy for development of new detention and drainage facilities before the District will maintain the detention pond.

Mr. Thomas also reported the Texas Water Development Board grant application for the District's asbestos water line replacement project was submitted early and will receive an additional 10 points for the early submittal.

Upon motion by Director Berry, seconded by Director Woollard, after full discussion and the question being put to the Board, the Board voted unanimously to: 1) approve Sanitary Sewer Rehabilitation – Ph. III Change Order No. 2 for a deduction in the amount of \$59,217.25 due to final quantity adjustments; 2) approve WWTP No. 1 Improvements Change Order No. 2 in the amount of \$10,755.98 and 15 additional calendar days, due to an additional sidewalk replacement at clarifier no. 1 and installation of additional curbs; 3) authorize a not to exceed amount of \$75,000 for the next phase of the Sanitary Sewer Rehabilitation – Ph. IV project; 4) approve the maintenance agreement with Mecca Springs; and 5) approve the sign encroachment for the Lin's International Buffet development.

ATTORNEY'S REPORT

Ms. Garza reviewed a flyer regarding the Association of Water Board Directors – Texas Directors 101 seminar to be held on Friday, September 11th. Ms. Garza stated the seminar will be a good refresher course on the role of consultants to utility districts.

Ms. Garza then reviewed the insurance proposal renewal with the Board, a copy of which is attached hereto. Ms. Garza reported the premium for 2026-2027 is \$239,249, which is an increase of \$8,748 from the previous year. 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 approve the insurance renewal.

EXECUTIVE SESSION

Director Pack convened the Board in executive session at 8:04 p.m., pursuant to Sections 551.071, Texas Government Code, regarding matters of attorney-client privilege to discuss the procurement process for vendor and consultant services. Directors Pack, Woollard, Crayton and Berry, Ms. Bradley, Ms. Garza, Ms. Valverde and Ms. Miller remained in the executive session.

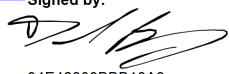
RECONVENE IN OPEN SESSION

Director Pack then reconvened the meeting in open session at 8:44 p.m. at which time no action was taken.

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

PASSED, APPROVED AND ADOPTED this 22nd day of September 2026.



Signed by: 
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 Secretary, Board of Directors