

MINUTES OF MEETING OF BOARD OF DIRECTORS

November 18, 2025

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, November 18, 2025, 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 Crayton, thus constituting a quorum. Also attending the meeting were: Ms. Megan Bradley, Executive Vice President and General Manager of the District; Ms. Lisa Bertram, Bridgestone MUD Park Manager; Ms. Kelley Lamb, Administrative Assistant of the District; Mr. Jon Polley, attorney, and Ms. Alison Miller, paralegal, of Polley Garza PLLC ("PG"), General Counsel to the District; Messrs. David Rowe and Danny Staab of Water District Management Company, Inc. ("WDM"), operators for the District; Ms. Christina Ferguson of Myrtle Cruz, Inc., bookkeeper for the District; Ms. Leslie Mendez of Equi-Tax, Inc., tax assessor/collector for the District; Mr. Ryan Schilhab, P.E., and Mr. Robert Thomas of Quiddity Engineering LLC ("Quiddity"), engineers for the District; Mr. Travis Benes of Storm Water Solutions ("SWS"), detention pond maintenance provider for the District; Captain Juan Flores, Lieutenant Chad Hight and Sergeant Brian Frasier of Harris County Precinct 4 Constable; Ms. Barbara Nussa of Republic Services, Inc., garbage and recycling service provider for the District; Mr. Ryan Fortner of Revenue Management Services; and Ms. Jenna Craig of Touchstone District Services ("Touchstone"), communications 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

No public comments were received.

HARRIS COUNTY PRECINCT 4 CONSTABLE'S SECURITY REPORT

Corporal Cowan reviewed the security report for the month of October, a copy of which is attached hereto.

Director Pack then introduced Ms. Bertram to the meeting attendees and stated the District's park team did a wonderful job hosting the District's recent trunk or treat event on Halloween. Ms. Bertram then introduced the members of the District's park team.

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 Marks, 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 October 9, 2025 and October 21, 2025, as presented; 2) pay estimates and change orders as follows: a) Sanitary Sewer Rehabilitation – Ph II Pay Estimate No. 8 in the amount of \$483,403.94; b) SCADA Pay Estimate No. 2 in the amount of \$402,525.00; c) Water Plant & Lift Station Generator Replacement/Addition Pay Estimate No. 5 in the amount of \$707,310.00; d) Emergency Interconnect Relocation with Bilma PUD Pay Estimate No. 2 & Final in the amount of \$2,744.95; e) Sanitary Sewer Cleaning and Televising – Ph 17-20 Pay Estimate No. 1 in the amount of \$9,941.76; 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

STRATEGIC PARTNERSHIP AGREEMENT ("SPA") AUDIT, INCLUDING UPDATE SPA BUSINESS LIST

Mr. Fortner reviewed the SPA report, a copy of which is attached hereto.

DETENTION FACILITIES MAINTENANCE REPORT

Mr. Benes reviewed the Detention Facilities Maintenance Report with the Board, a copy of which is attached hereto. Mr. Benes presented a proposal to dye test for leaks at the Springbrook Plaza detention pond inlet in the amount of \$1,500.00.

Mr. Benes then presented the following proposal options to repair the outfall pipe that extends into the pond in the Bridgestone MUD Park: 1) \$37,729.25 to install concrete slope paving around the outfall pipe; and 2) \$51,348.18 to install a concrete safety end treatment and bar screen around the outfall pipe. Mr. Benes recommended the Board choose the concrete slope paving.

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 proposal to dye test for leaks at the Springbrook Plaza detention pond inlet in the amount of \$1,500.00; and 2) approve the proposal for installation of concrete slope paving around the pond outfall pipe in the Bridgestone MUD Park, in the amount of \$37,729.25.

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 stated the draft budget for the fiscal year ending December 31, 2026 is included in the Bookkeeper's Report, and can be adopted tonight or at the December Board meeting. Ms. Ferguson noted the budget can be amended at any time. Upon motion by Director Gebhart, seconded by Director Woollard, after full discussion and the question being put to the Board, the Board voted unanimously to adopt the budget for the fiscal year ending December 31, 2026.

WATER AND SEWER RATE ANALYSIS

No discussion occurred regarding this item.

GARBAGE AND RECYCLING COLLECTION SERVICE REPORT

Ms. Nussa reported there will be no garbage pickup on Thursday, November 27th due to the Thanksgiving holiday, and that service will resume on the next scheduled collection day.

COMMUNICATIONS REPORT

Ms. Craig provided an update on the District's website, news posts and statistics. Ms. Craig stated she would send out an email alert regarding garbage pickup on Thanksgiving.

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 Marks, seconded by Director Gebhart, 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/write offs.

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 the District's employee manual was provided to the Board for review prior to tonight's Board meeting. Ms. Bradley recommended approval of the employee manual. 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 adopt the Resolution Adopting Employee Manual.

PARK MANAGER'S REPORT

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

BRIDGESTONE GREENWAYS CONSERVANCY ("BGC") UPDATE

Director Pack reported on the status of the BGC. Director Pack noted a \$10,000.00 line item was included in the District's 2026 budget for BGC funding.

DIRECTOR'S REPORT

Ms. Bradley reviewed the inspection report for the month of November.

ENGINEERING REPORT

Mr. Schilhab reported requests for preparation of feasibility studies were received for a commercial development at 5520 FM 2920 and a single-family and commercial mixed use development on the west side of Gosling Road, north of FM 2920.

Mr. Schilhab then presented Water Plant & Lift Station Generator Replacement/Addition Change Order No. 3 in the amount of \$65,359.75 and 50 additional calendar days to account for tariff surcharge fees for the generators and increases to the generator slab heights and subgrades.

Mr. Schilhab next presented a contract with ES Enviro Services, LLC for the first phase of fiberglass manhole repairs related to the Sanitary Sewer Rehabilitation – Ph IV project. Mr. Schilhab recommended approval of the contract and a not to exceed amount of \$75,000.00 for the first phase of the project. Mr. Schilhab noted additional phases will be brought to the Board for approval as the additional manholes are evaluated and the work necessary for repairs is defined.

Mr. Schilhab also presented a proposal for Quiddity to perform an analysis of options to repair the Bridgestone Lakes Section Nos. 1 and 2 amenity ponds, in the amount of \$84,971.00 and 120 calendar days.

Upon motion by Director Gebhart, seconded by Director Marks, after full discussion and the question being put to the Board, the Board voted unanimously to: 1) authorize preparation of

the feasibility studies for the tracts located at 5520 FM 2920 and west of Gosling Road and north of FM 2920; 2) approve the contract with ES Enviro Services, LLC and a not to exceed amount of \$75,000.00 for phase 1 of the project; 3) approve Water Plant & Lift Station Generator Replacement/Addition Change Order No. 3 in the amount of \$65,359.75 and 50 additional calendar days; and 4) authorize Quiddity to perform an analysis of the Bridgestone Lakes Section Nos. 1 and 2 amenity ponds, in the amount of \$84,971.00.

REBECCA VILLAGE BUSINESS PARK, LP/21935 BRIAR PARK LLC ANNEXATION

Mr. Polley presented the Petition for City Consent to Annex Land, the Annexation and Service Agreement and the Agreement for Financing of Facilities (collectively, the "Annexation Documents") related to the Rebecca Village Business Park, LP/21935 Briar Park LLC development. Upon motion by Director Woollard, seconded by Director Marks, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Annexation Documents, and the authorize submission of an application for consent to annexation to the City of Houston upon the developer's execution of the Annexation Documents.

ATTORNEY'S REPORT

Mr. Polley stated discussion regarding implementation of the District's Rate Order will occur in executive session.

REAL ESTATE CONSULTANT REPORT

Mr. Willgrubs stated he would provide his report in executive session.

Mr. Polley stated the Board would now convene in closed session to discuss matters related to real estate acquisition, attorney-client privilege and personnel matters.

EXECUTIVE SESSION

Director Pack convened the Board in executive session at 7:18 p.m., pursuant to Sections 551.071, 551.072 and 551.074, Texas Government Code, regarding matters of attorney-client privilege to discuss implementation of the District's Rate Order, deliberations regarding real property related to easement acquisition for the All Seasons Plaza Retail Development and Lin's International Buffet Development, and personnel matters, including the General Manager's annual performance evaluation and staff salary/wage adjustments, respectively. Directors Pack, Woollard, Marks and Gebhart, and Mr. Willgrubs, Ms. Bradley, Mr. Polley and Ms. Miller remained in the executive session, with Mr. Willgrubs participating only in the real estate related discussions.

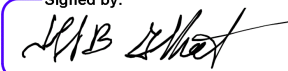
RECONVENE IN OPEN SESSION

Director Pack then reconvened the meeting in open session at 8:10 p.m. at which time Director Gebhart made a motion, seconded by Director Marks, to approve Ms. Bradley's compensation as discussed in executive session.

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

PASSED, APPROVED AND ADOPTED this 16th day of December 2025.

Signed by:



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Secretary, Board of Directors

