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MINUTES OF MEETING
OF
BOARD OF DIRECTORS

July 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, July 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
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; Monica Garza, attorney, 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., 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.

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PUBLIC COMMENT

Ms. Bradley stated no public comment cards were received.

HARRIS COUNTY PRECINCT 4 CONSTABLE'S SECURITY REPORT

Sergeant Ryan reviewed the security statistics report for the month of June, 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 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 June 16, 2026; 2) pay estimates and change orders as follows: a) Sanitary Sewer Rehabilitation – Ph. IV Pay Estimate No. 5 in the amount of $63,300; b) SCADA Pay Estimate No. 8 in the amount of $108,963; c) Public Lift Station No. 9 and Utility Extension to Serve Trinity Grove Development Pay Estimate No. 5 in the amount of $56,850.19; d) Wastewater Treatment Plant ("WWTP") No. 1 Improvements Change Order No. 6 in the amount of $108,000; 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; 10) the written Engineering Report; and 11) the written Strategic Partnership Agreement 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 reported a resident complaint was received regarding an overgrown bush on District property that was growing through the resident's fence. Mr. McCray stated the bush was cut down on the District's property, but SWS cannot access the resident's private property to clear the rest of the bush.

Mr. McCray then reported the corrugated outfall pipes in detention ponds throughout the District are aging and will need to be replaced due to rusting. Mr. McCray stated he will work with Mr. Schilhab on a replacement plan and pricing.

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STRATEGIC PARTNERSHIP AGREEMENT ("SPA") AUDIT

Mr. Fortner reviewed the SPA audit 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. Ms. Mendez reported any delinquent 2025 tax accounts were turned over to the District's delinquent tax attorney as of July 1.

DELINQUENT TAX ATTORNEY'S REPORT

Ms. Mendez reviewed the Delinquent Tax Attorney's Report with the Board. Ms. Mendez stated the delinquent tax attorney is requesting Board authorization to send out water termination letters to customers with delinquent 2025 taxes advising them of the August 18th Board meeting date, at which time, the Board will be asked to authorize termination of service to the accounts remaining delinquent. 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 transmittal of water termination letters to customers with delinquent 2025 taxes.

RESOLUTION DECLARING DEVELOPMENT STATUS OF DISTRICT FOR 2026 TAX YEAR (THE "RESOLUTION")

Ms. Garza explained the need for the District to adopt a resolution indicating whether the District is a developed or a developing district. Ms. Garza stated she consulted with Quiddity and is recommending to the Board that the District should classify itself as a developing district. 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 Resolution designating the District as developing for tax rate setting purposes.

BOOKKEEPER'S REPORT

Ms. Ferguson reviewed the Bookkeeper's Report with the Board. Ms. Ferguson stated she has been working with Ms. Bradley on breaking out the District's park expenses.

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.

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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 well motor at Water Plant No. 3 was replaced under warranty.

Mr. Staab then reported on a customer request for a bill credit on a high water bill due to a leak. Mr. Staab stated the bill total is approximately $6,200 and he offered the customer a $2,000 credit for the sewer charges plus a payment plan for the remainder of the balance. Mr. Staab then stated the customer rejected the offer and requested a $2,500 credit. The Board concurred to offer a $2,000 credit.

Mr. Staab next reported blower no. 2 at WWTP No. 1 is out of service and needs to be repaired or replaced. Mr. Staab stated the blower can be repaired for $57,784 with a six-month warranty or replaced with the same model for $83,576 with a 24-month manufacturer warranty. Mr. Staab then stated another option is replacement with a Roots blower for $73,500 with an 18 to 24-month warranty. Discussion ensued regarding inclusion of repair items in the District's asset management program. Director Pack requested Mr. Staab work with Ms. Bradley to review blower options on BuyBoard. Mr. Staab stated he would review the options on BuyBoard and report back to Directors Berry and Pack. Director Crayton requested Mr. Staab provide him with the pricing information when it is available.

Mr. Staab also reported a return pump at WWTP No. 1 needs to be replaced in the amount of $24,500. Mr. Staab explained there are four (4) total return pumps at WWTP No. 1 that are all 17 years old and are nearing the end of useful life. Mr. Staab suggested replacing the remaining pumps with new pumps, each at a cost of $24,500, and installing one (1) pump per quarter. The Board concurred with the purchase of the four (4) pumps.

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.

RATE ORDER AMENDMENT

Ms. Garza reported a slight revision is needed to the customer service agreement that is included as Exhibit 4 to Appendix A of the District's Rate Order, to change the allowable lead limit in service lines from 8.0% to 0.25%. 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 adopt the Rate Order amendment.

Director Marks joined the meeting via videoconference at this time.

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 Bridgestone homeowners association ("HOA") has agreed to accept conveyance of the seven (7) District-owned lots within the

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Bridgestone subdivision. Ms. Garza stated PG has prepared the Special Warranty Deed ("SWD") to convey the lots from the District to the HOA upon Board approval. Ms. Garza then stated the SWD includes conditions that will restrict the use of the property to recreational uses and require maintenance of the trees on the property. Ms. Garza also stated the Board will need to adopt a Resolution Authorizing Conveyance of Property (the "Resolution"). Upon motion by Director Marks, seconded by Director Crayton, after full discussion and the question being put to the Board, the Board voted four (4) votes in favor, with Director Woollard abstaining, to: 1) authorize execution of the SWD conveying the seven (7) District-owned lots within the Bridgestone subdivision to the Bridgestone HOA; and 2) adopt the Resolution.

Ms. Bradley then reported a second farmers market event will be held this weekend and vendor sign-ups are full.

Ms. Bradley next reported she is working with MCI and Director Woollard to clearly track park expenses and she will include a breakdown of expenses in her report next month.

Ms. Bradley went on to report a meeting was held between Harris County Precinct 3, Directors Pack and Crayton and herself to discuss Precinct 3 potentially taking over maintenance of the District's park. Ms. Bradley stated the meeting was very productive and she believes there could be an advantageous relationship with Precinct 3 if Precinct 3 were to take over maintenance of the District's park. Ms. Bradley then stated she is preparing an expense analysis for park and recreation budget items to determine what the cost savings would be if maintenance of the park was given to Precinct 3. Ms. Bradley next stated she expects to have more information to discuss with the Board at the August Board meeting.

BRIDGESTONE GREENWAYS CONSERVANCY ("BGC") UPDATE

Director Pack reported he received a check from Chase Bank for BGC's funds, and he is in the process of determining another bank to open an account with for 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 presented and reviewed a proposal for playground equipment for a toddler play area within the District's park. Ms. Bertram stated the proposed location for the toddler play area is the current putting green area because it would need minimal site preparation. Ms. Bertram also reviewed a previous proposal for shade structures over the dog parks and food truck area. Discussion ensued regarding the proposed park additions and other maintenance items.

Ms. Bradley reported she will bring options for security devices to the Board at a later date.

DIRECTOR’S REPORT

Ms. Bradley reported she performed the Director's inspection with Mr. Staab last week. Ms. Bradley stated the graffiti on the Spring Terrace detention pond has not worsened and she recommends leaving the graffiti as-is for now.

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ENGINEERING REPORT

Mr. Schilhab reviewed the Engineer's Report with the Board, a copy of which is attached hereto. Mr. Schilhab presented a bid tabulation for the Waterline Extension to serve the Lin's International Buffet and recommended award of the contract to the low bidder, Faith Utilities LLC, in the amount of $95,490. 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 award of the contract for the Waterline Extension to serve the Lin's International Buffet to Faith Utilities LLC in the amount of $95,490.

Mr. Schilhab then requested authorization to proceed with design of the Waterline Extension to serve the JetSet Foundation development upon receipt of the deposit from the developer. Mr. Schilhab also requested authorization to proceed with design of the Bridgestone Lakes Section Nos. 1 and 2 Amenity Ponds project.

Mr. Schilhab next reported the Kuykendahl Office Warehouse is requesting a Consent to Encroachment Agreement to allow the developer to encroach on the District's existing easement with an irrigation system. Mr. Schilhab requested authorization to prepare the agreement upon receipt of the encroachment exhibit from the developer.

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: 1) authorize design of the Waterline Extension to serve the JetSet Foundation development upon receipt of the deposit from the developer; 2) authorize design of the Bridgestone Lakes Section Nos. 1 and 2 Amenity Ponds project; and 3) authorize preparation of a Consent to Encroachment Agreement for the Kuykendahl Office Warehouse upon receipt of the encroachment exhibit from the developer.

ASSOCIATION OF WATER BOARD DIRECTORS – TEXAS ("AWBD") 2026 FALL SEMINAR AND 2027 MID-WINTER CONFERENCE

Ms. Garza informed the Board the AWBD Fall Seminar will be held on Wednesday, October 28th at the Westchase Marriott and the 2027 Mid-Winter Conference will be held January 22-23 in Austin, Texas.

INSURANCE RENEWAL PROPOSALS

The Board concurred to solicit an insurance renewal proposal from their current insurance provider.

ATTORNEY'S REPORT, INCLUDING ARBITRAGE REBATE CALCULATION INTERIM REPORT FOR SERIES 2024 AND 10TH YEAR REPORT FOR SERIES 2016 (THE "ACS REPORTS")

Ms. Garza reviewed the ACS Reports with the Board, copies of which are attached hereto. Ms. Garza reported everything is in order for the Series 2016 Bonds. Ms. Garza then reported there is currently a positive interest accrual for the Series 2024 bonds that may require an arbitrage payment to the Internal Revenue Service in 2027. Ms. Garza stated PG will discuss possibly yield restricting the District's investments in order to mitigate any arbitrage payments.

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Ms. Garza next reported that PG is changing off-site storage vendors for the District's records, resulting in estimated annual savings of approximately $6,500 for the District.

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

PASSED, APPROVED AND ADOPTED this 18th day of August 2026.

(DISTRICT SEAL)

Signed by:

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Secretary, Board of Directors