

MINUTES OF THE MEETING OF BOARD OF DIRECTORS
MAY 13, 2026

STATE OF TEXAS
COUNTY OF HARRIS
WESTON MUNICIPAL UTILITY DISTRICT

§
§
§

The Board of Directors (the "*Board*") of Weston Municipal Utility District (the "*District*") convened in special session, open to the public, on May 13, 2026 at 2:00 p.m. at Grotto Ristorante, 4715 Westheimer Road, Houston, Texas 77027. A roll call was taken of the persons present:

Timothy J. Connolly, President
Breah Campbell, Secretary
Kim Sachtleben, Assistant Secretary
Joe Rozelle, Director
Fred Zeidman, Director

Director Connolly, Director Campbell, Director Rozelle, and Director Zeidman were present, thus constituting a quorum. Also attending all or parts of the meeting was Mr. Dimitri Millas, Ms. Leslie Bacon, and Ms. Madeline Lopez of Norton Rose Fulbright US LLP ("NRF"), attorneys for the District; and Ms. Anthea Moran of Masterson Advisors LLC, financial advisor for the District.

The meeting was called to order and, in accordance with the notice posted pursuant to law, copies of the certificates of such posting are attached hereto as *Exhibit A*. The following business was transacted:

Call to Order. The President called the meeting to order. He stated that a physical meeting location has been made open to the public. The President then set out guidelines for the conduct of the meeting. He then proceeded with the meeting business.

1. Public Comments. There were no public comments.

2. Order Canvassing 2026 Bond Election. Ms. Bacon presented to and reviewed with the Board the following: Order Canvassing 2026 Bond Election, a copy of which is attached hereto as *Exhibit B*. She reported that Proposition A for the Issuance of Bonds did not pass, with 9 votes For and 11 votes Against. Upon motion by Director Zeidman, seconded by Director Connolly, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Order Canvassing 2026 Bond Election.

Director Campbell discussed requesting Touchstone District Services' invoices related to printing, translations, and canvassing for the 2026 Bond Election.

3. Discuss and consider financial options following the 2026 Bond Election. Discussion ensued as to when the Board should call the next bond election, and when to implement a capital recovery fee. Director Campbell expressed interest in preparing an insert for water bills regarding the reason for the capital recovery fee.

Ms. Moran reviewed the Budgeting Tools for CIP and Maintenance Items spreadsheet, a copy of which is attached hereto as *Exhibit C*.

Discussion ensued regarding initiatives for the next bond election and amending the Rate Order in November 2026.

Director Connolly discussed contacting the apartment owners in the interim regarding the anticipated capital recovery fee and bond authorization.

Director Campbell discussed the importance of sending correspondence to the District's constituents in advance of the next bond election.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, the meeting was adjourned.

*

*

*

The foregoing minutes were passed and approved by the Board of Directors on June 12, 2026.



President, Board of Directors

ATTEST:



Secretary, Board of Directors

**WESTON MUNICIPAL UTILITY DISTRICT
AMENDED NOTICE**

In accordance with chapter 551, Texas Government Code, as amended, take notice that the Board of Directors of Weston Municipal Utility District will meet in special session, open to the public at Grotto Ristorante, 4715 Westheimer Road, Houston, Texas 77027, at 2:00 p.m. on **Wednesday, May 13, 2026**. Meeting documents can be accessed at <https://www.westonmud.org/>. At such meeting, the Board will consider and act on the following matters:

1. Public comments;
2. Order Canvassing 2026 Bond Election;
3. Discuss and consider financial options following the 2026 Bond Election;

and any such matters that may come before the Board.

**DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS DE WESTON
AVISO**

En conformidad con el capítulo 551 del Código de Gobierno de Texas, según enmendado, tenga en cuenta que la Junta Directiva del Distrito Municipal de Servicios Públicos de Weston se reunirá en sesión especial, abierta al público en Grotto Ristorante, 4715 Westheimer Road, Houston, Texas 77027, en 2:00 p.m. el **miércoles 13 de mayo de 2026**. Se puede acceder a los documentos de la reunión en <https://www.westonmud.org/>. En esta reunión, la Junta considerará y actuará sobre los siguientes asuntos:

2. Orden de Escrutinio de la Elección de Bonos 2026;

**KHU TIỆN ÍCH THÀNH PHỐ WESTON
THÔNG BÁO**

Theo chương 551, Bộ luật Chính phủ Texas, đã được sửa đổi, xin thông báo rằng Hội đồng quản trị của Khu tiện ích đô thị Weston sẽ họp phiên đặc biệt, mở cửa cho công chúng tại nhà hàng Grotto Ristorante, 4715 Westheimer Road, Houston, Texas 77027, lúc 2:00 chiều Thứ Tư, ngày 13 tháng 5 năm 2026. Các tài liệu cuộc họp có thể được truy cập tại <https://www.westonmud.org/>. Tại cuộc họp này, Hội đồng sẽ xem xét và quyết định các vấn đề sau:

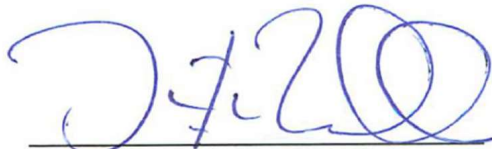
2. Đếm đơn hàng Cuộc bầu cử trái phiếu năm 2026;

韋斯頓市政公用事業區

通知

根據經修訂的《德克薩斯州政府法典》第551章，特此通知，韋斯頓市政公用事業區董事會將於2026年5月13日（星期三）下午2:00在德克薩斯州休斯頓市韋斯特海默路4715號的Grotto Ristorante餐廳召開特別會議，會議向公眾開放。會議文件可至<https://www.westonmud.org/>查閱。本次會議上，董事會將審議並處理以下事項：

2. 訂購2026年債券選舉；



Norton Rose Fulbright US LLP
Attorneys for District

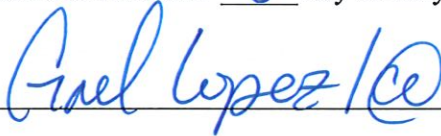
If, during the course of the meeting covered by this Notice, the Board should determine that a closed or executive session of the Board should be held or is required in relation to any agenda item included in this Notice, then such closed or executive meeting or session, as authorized by the Texas Open Meetings Act, will be held by the Board at the date, hour, and place given in this Notice concerning any and all subjects for any and all purposes permitted by Sections 551.071-551.084 of the Texas Government Code and the Texas Open Meetings Act, including, but not limited to, Section 551.071 - for the purpose of a private consultation with the Board's attorney on any or all subjects or matters authorized by law.

CERTIFICATE OF POSTING NOTICE
OF MEETING OF BOARD OF DIRECTORS

THE	STATE	OF	TEXAS	§
COUNTY		OF	HARRIS	§
WESTON MUNICIPAL UTILITY DISTRICT				§

I hereby certify that on May 8, 2026, I posted the Notice of Meeting of the Board of Directors of Weston Municipal Utility District, a true copy of which is attached hereto, at the community center at 1700 West Fork, Katy, Texas, 77449, and at the District's West Water Plant, 1705 Primewest Parkway, Katy, Texas, 77449, places convenient to the public, within said political subdivision, as required by law.

EXECUTED this 8 day of May, 2026.



CERTIFICATE OF POSTING NOTICE
OF MEETING OF BOARD OF DIRECTORS

THE STATE OF TEXAS

§
§
§

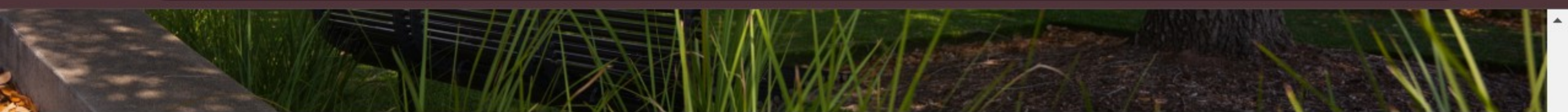
COUNTY OF HARRIS

I hereby certify that at 6:36 P.M. on May 6th, 2026 I posted
the Notice of the Board of Directors of Weston Municipal Utility District (the "District"), a
screenshot of which is attached hereto, on the District's web page, indicated in the screenshot.

EXECUTED this 6th day of May, 2026.



Company: Touchstone District Services



Board Meetings

The District generally meets on the second Friday of each month at 11:00 a.m at Grotto Ristorante, 4715 Westheimer Road, Houston, Texas 77027. The Board of Directors invites all members of the public to attend its meetings. Agendas for District meetings are posted on this page approximately one week before the meeting. Minutes are posted once executed at the following meeting.

Please check this page for the agenda or contact the District [here](#), if you need confirmation of a Board meeting. Residents of the district have the right to request the designation of a meeting location within the district under Section 49.062(g), Water Code. A description of this process can be found at <https://www.tceq.texas.gov/waterdistricts>.



Select Year

- 2026
- 2025
- 2024
- 2023
- 2022
- 2021
- 2020

Special Meeting May 13, 2026 2:00 PM Agenda 661 kB	Regular Meeting May 8, 2026 11:00 AM Agenda 402 kB	Early Voting Ballot Board Meeting Apr 22, 2026 7:15 PM Agenda 280 kB
Regular Meeting Apr 10, 2026 11:00 AM Agenda 519 kB	Regular Meeting Mar 13, 2026 11:00 AM Agenda 577 kB	Regular Meeting Feb 6, 2026 11:00 AM Agenda 468 kB
Regular Meeting Jan 9, 2026 11:00 AM Agenda 452 kB		

CERTIFICATE FOR ORDER
CANVASSING BOND ELECTION

THE STATE OF TEXAS
COUNTY OF HARRIS
WESTON MUNICIPAL UTILITY DISTRICT

§
§
§

We, the undersigned officers of the Board of Directors (the “Board”) of Weston Municipal Utility District (the “District”), hereby certify as follows:

The Board convened in special session, open to the public, on May 13, 2026 at 2:00 p.m. at Grotto Ristorante, 4715 Westheimer Road, Houston, Texas 77027, and the roll was called of the members of the Board, to-wit

Timothy J. Connolly, President
Breah Campbell, Secretary
Kim Sachtleben, Assistant Secretary
Joe Rozelle, Director
Fred Zeidman, Director

All members of the Board were present, except Directors _____, thus constituting a quorum. Whereupon among other business, the following was transacted at such Meeting: A written

ORDER CANVASSING BOND ELECTION

was duly introduced for the consideration of the Board and read in full. It was then duly moved and seconded that such Order be adopted; and, after due discussion, such motion, carrying with it the adoption of such Order, prevailed and carried by the following votes:

AYES: NOES:

2. A true, full, and correct copy of the aforesaid Order adopted at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; such Order has been duly recorded in the Board’s minutes of such Meeting; the above and foregoing paragraph is a true, full, and correct excerpt from the Board’s minutes of such Meeting pertaining to the adoption of such Order; the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Board as indicated therein; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of such Meeting, and that such Order would be introduced and considered for adoption at such Meeting and each of such officers and members consented, in advance, to the holding of such Meeting for such purpose; and such Meeting was open to the public, and public notice of the time, place, and purpose of such Meeting was given, all as required by all as required by Chapter 551, Texas Government Code, as amended, and Section 49.063, Texas Water Code, as amended.

SIGNED AND SEALED this 13th day of May, 2026.

WESTON MUNICIPAL UTILITY DISTRICT

President, Board of Directors

ATTEST:

Secretary, Board of Directors

ORDER CANVASSING BOND ELECTION

THE STATE OF TEXAS

COUNTY OF HARRIS

WESTON MUNICIPAL UTILITY DISTRICT

§
§
§

WHEREAS, the Board of Directors (the “Board”) of Weston Municipal Utility District (the “District”) ordered that an election be held for and within the District on May 2, 2026, upon the following proposition, to-wit:

PROPOSITION A THIS IS A TAX INCREASE

The issuance of bonds in an amount not to exceed \$43,500,000 for waterworks systems, sanitary sewer systems, storm sewer system, and solid waste disposal system, as well as all expenses in any manner incidental thereto, and the levy of taxes in payment of the bonds.

WHEREAS, notice of such election, stating the day and place for holding such election and the proposition to be voted on was given by posting on the District’s website, the District’s bulletin board used for notices of meetings, and in three public places within the boundaries of the District at least 21 days prior to the election date; and

WHEREAS, the Board, pursuant to Chapter 67, Texas Election Code, will convene to conduct the District’s canvass no earlier than the 3rd day or the date the District receives its provisional ballot review from Harris County Voter Registrar and no later than the 11th day after May 2, 2026.

NOW THEREFORE, THE BOARD OF DIRECTORS OF WESTON MUNICIPAL UTILITY DISTRICT AFFIRMATIVELY FINDS AND DECLARES THAT:

1. The above-described election was duly and regularly called, and such election was conducted on May 2, 2026 in accordance with the Texas Election Code, as amended, chapters 49 and 54, Texas Water Code and the federal Voting Rights Act of 1965, each as amended.
2. Only duly qualified resident electors of the District voted at such election.
3. The returns of such election were regularly made to the Board by the presiding judge at such election, as provided by the Texas Election Code, as amended, and Section 49.106, Texas Water Code, as amended.
4. Such election resulted in the following votes for and against the above-quoted proposition:

PROPOSITION A
THIS IS A TAX INCREASE

The issuance of bonds in an amount not to exceed \$43,500,000 for waterworks systems, sanitary sewer systems, storm sewer system, and solid waste disposal system, as well as all expenses in any manner incidental thereto, and the levy of taxes in payment of the bonds.

<u>Proposition A</u>	<u>By Mail</u>	<u>Early</u>	<u>Election</u>	<u>Total Votes</u>
FOR	4	1	4	9
AGAINST	6	4	1	11

*0 ballots were rejected as provisional ballots by the Harris County Tax Assessor.

IT IS, THEREFORE, ORDERED AND DECLARED BY THE BOARD OF DIRECTORS OF WESTON MUNICIPAL UTILITY DISTRICT THAT:

II.

The result of the above-described election is not in favor of the proposition submitted at such election and quoted above; therefore, the Board is not authorized by such election to issue any bonds upon the terms therein provided.

III.

The President and the Secretary of the Board are authorized to evidence adoption of this Order on behalf of the Board and to do all other things necessary or proper to carry out the intent hereof.

*

*

*

Weston Municipal Utility District
Budgeting Tools for CIP and Maintenance Items

Assumptions:

Number of Connections (ESFC): 2,925
 2025 Certified Assessed Value: \$1,069,073,840
 Average Value of Homestead: \$200,000

Bond Assumptions:

Interest Rate: 4.50%
 Years of Level Debt Service: 25
 Non-Construction Costs: 15.00%

Dollars Needed for CIP or Maintenance Items (a)	Voted Maximum: \$0.95 2025 M&O tax rate = \$0.12			Available Option		Voted Bond Authorization: No Authorized but Unissued Bonds				
	Maintenance Tax			Water/Sewer Rates		Debt Service Tax				
	Equivalent M&O Tax Rate	Average Tax Bill Increase (Annually)	Average Tax Bill Increase (Monthly)	Water/Sewer Charge Increase (Annually)	Water/Sewer Charge Increase (Monthly)	Approximate Bond Issue Size	Annual Debt Service	Equivalent Debt Service Tax Rate	Average Tax Bill Increase (Annually)	Average Tax Bill Increase (Monthly)
\$50,000	\$0.005	\$9.35	\$0.78	\$17.09	\$1.42					
\$100,000	\$0.009	\$18.71	\$1.56	\$34.19	\$2.85					
\$500,000	\$0.047	\$93.54	\$7.79	\$170.94	\$14.25					
\$1,000,000	\$0.094	\$187.08	\$15.59	\$341.88	\$28.49	\$1,176,471	\$79,340	\$0.007	\$14.84	\$1.24
\$2,500,000	\$0.234	\$467.69	\$38.97	\$854.70	\$71.23	\$2,941,176	\$198,350	\$0.019	\$37.11	\$3.09
\$5,000,000	\$0.468	\$935.39	\$77.95	\$1,709.40	\$142.45	\$5,882,353	\$396,700	\$0.037	\$74.21	\$6.18
\$10,000,000	\$0.935	\$1,870.78	\$155.90	\$3,418.80	\$284.90	\$11,764,706	\$793,400	\$0.074	\$148.43	\$12.37
\$20,000,000	\$1.871	\$3,741.56	\$311.80	\$6,837.61	\$569.80	\$23,529,412	\$1,586,801	\$0.148	\$296.86	\$24.74
\$30,000,000	\$2.806	\$5,612.33	\$467.69	\$10,256.41	\$854.70	\$35,294,118	\$2,380,201	\$0.223	\$445.28	\$37.11

(a) Assumes funds would be collected over 12 month period.