

THE STATE OF TEXAS

COUNTY OF HARRIS

On the 2nd day of September 2025, the Crosby Municipal Utility District called an operation and planning meeting of the Board of Directors at the office of the District at 103 W. Wahl, Crosby, Texas with the following members present:

Wesley Zarsky -	President	Present
Eddie Foster -	Vice President	Present
Diane Feland -	Treasurer	Present
Steven Schreiber -	Secretary	Present
Donna Davenport -	Asst. Secretary	Present

Visitors present: Beth McCormack, Tony Pineiro, JoAnn Matthiesen, Isabel Londrigan, Vanessa Rodriguez with Ashton Woods

Called to order at 1:00 p.m. by Wesley Zarsky.

Eddie Foster opened the meeting with a prayer.

- I. Approve minutes.
A motion was made by Donna Davenport and seconded by Eddie Foster to approve the minutes as presented.
Motion carried.
- II. Citizens' presentation and request to address the Board of Directors and take necessary action granting connections for utility commitments and billing adjustments.
- III. Old Business
 - a. Consider and act on Personnel Policy
JoAnn went over the changes in the Personnel Policy with the Board.
A motion was made by Donna Davenport and seconded by Eddie Foster to approve the updated Personnel Policy.
Motion carried.
- IV. New Business
- V. Hear Developers' reports and take any necessary action.
Vanessa Rodriguez with Aston Woods gave an update on the Cedar Pointe Subdivision.

IV. Attorney

- a. Consider and act on type of district and defined areas for tax purposes for the District and District's Defined Areas.

JoAnn advised the Board that based on the Engineers certificates, the district and the defined areas are all considered developing districts.

- b. Consider and act on Code of Ethics and Travel, Professional Services and Management Policies.

JoAnn went over the Code of Ethics and Travel, Professional Services and Management Policies with the Board. She advised the Board that she was adding an item from the Directors' Handbook relating to micromanaging.

A motion was made by Donna Davenport and seconded by Eddie Foster to approve the Code of Ethics and Travel, Professional Services and Management Policies.

Motion carried.

VI. Engineer's Report

Engineering matters and capital improvement projects, including authorized design, approve plans and specifications, approve easements, authorize advertisements for bids, review bids and approve award of contract, approve and pay estimates, time extensions, and change orders and final acceptance, as appropriate for the following:

- a. SWTP East Site: Sludge Disposal Facilities Relocation
- b. Capital Improvement Plan (CIP)
- c. TCEQ Request for Revised Water Treatment Plant Design Criteria (Alternative Capacity Request)
- d. Sanitary Sewer Cleaning and Televising (FY2025)
- e. 12-inch Water Line Loop to serve Pecan Estates (Defined Area No. 1)
- f. Phase 2 Force Main Extension and Gravity Sewer to serve Pecan Estates (Defined Area No. 1)
- g. Defined Area No. 1 Bond Application No. 2
- h. 10-inch Sanitary Force Main and 12-inch Water Line Extension serving Cedar Pointe (Defined Area 2)
- i. Sanitary Sewer Lift Station Serving Cedar Point (Defined Area 2)
- j. In-District and Defined Area Developments Status including Request for Service Commitments and Site Plan Reviews
- k. Out of District Request for Annexations and Service including Annexation Feasibility Reports and Related Agreements, Utility Extensions and Creation of Defined Area.
- j. 12-inch Water Line Extension to serve Hare Road.

Isabel went over the Engineers report with the Board.

A motion was made by Eddie Foster and seconded by Donna Davenport to approve the Engineer Report as presented.

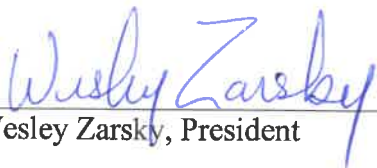
Motion carried.

A motion was made by Eddie Foster and seconded by Donna Davenport to approve the Proposal to perform the professional engineering, surveying, and construction phase services for the water distribution system improvement for the 12-inch water line extension to serve Hare Road.

Motion carried.

- VII. Hear the utility manager's report and take any necessary action.
Tony Pineiro advised the Board 2 pumps went down at the Krenek Lift Station on August 21st. New pumps were purchased, and they arrived but need to be picked up. Rentals were installed until new pumps can be installed.
He identified valve failures at Krenek Lift Station. Found long pump run time hours due to the water recirculation back through the valves. Placed order and received 3 new valves.
Grease traps have been completed for the month of August.
Worked on installing water taps over the weekend.
Working on monthly water report.
There is a blockage on the SWTP intake from the canal. Magna Flow scheduled to come out and remove the hydrilla from the inside of the intake pipe.
Pumps have been installed at Church Street Lift Station.
Received quote from Eastex Environmental Labs to do the Lead and Copper samples for the next cycle that ends in December.
A motion was made by Donna Davenport and seconded by Steve Schreiber to approve the Utility Manager's report and to approve Eastex Environmental Labs to do the Lead and Copper samples for the next cycle ending in December. Motion carried.
- VIII. Convene in executive session to consult with Attorney for pending or contemplated litigation pursuant to Section 551.071, real property matters pursuant Section 551.072, personnel matter pursuant to Section 551.074, and/or security matters pursuant to Section 551.076 of the Texas Government Code.
A motion was made by Diane Feland and seconded by Donna Davenport at 2:11 p.m. to adjourn into executive session. Motion carried.
- VIII. Reconvene into regular session.
A motion was made by Diane Feland and seconded by Donna Davenport at 2:23 p.m. to reconvene into regular session. Motion carried.
- IX. Consider and take necessary action on the result of the Executive Session
- X. Adjournment
A motion was made by Diane Feland and seconded by Steve Schreiber to adjourn at 2:28 p.m. Motion carried.

Pursuant to V.T.C.A., Government Code, Sections 551.071, 551.072, 551.074 and 551.076 the Board of Directors may convene in closed session to discuss matters relating to pending or contemplated litigation, personnel matters, security, or real estate transactions.


Wesley Zarsky, President

ATTEST: B. M.


Steven Schreiber, Secretary