NEWPORT MUNICIPAL UTILITY DISTRICT

Minutes of Meeting of Board of Directors

August 20, 2026

The Board of Directors ("Board") of Newport Municipal Utility District ("District") met at 16401 Country Club Drive, Crosby, Texas, on August 20, 2026, in accordance with the duly posted notice of said meeting, with a quorum of directors present, as follows:

DeLonne L. Johnson, President
R. Gary Hasse, Vice President
Deborah Florus, Secretary
Brandon Lankford, Director

and the following director absent:

None.

Also present were Justin Fuller, Diondrea Sanders, Billy Killian, Kelly Shipley, Brent Fleischer, Veronica Hernandez, Debbie Shelton, Ben Shahbazi, Nino Corbett, Brittni Silva, Rich Harcrow, Andrea Martin, Douglas McNiel and Lori G. Aylett.

The President called the meeting to order and declared it open for such business as might properly come before it.

1. The Chair called for public comment. Resident Diondrea Sanders provided a comment on the quality of the District's solid waste collection service. Ms. Sanders noted that she sees stray trash on the ground and cans in the middle of the road after the garbage is collected. The Board addressed her concerns, noting that crews have a more difficult job during the intense heat of summer.

2. Minutes of the meeting of July 16, 2026, were presented for the Board's review and approval. Upon unanimous vote, the minutes were approved as presented.

3. Billy Killian presented the garbage collection report. Mr. Killian responded to the customer complaints made during the public comments. Mr. Killian then discussed a request from a resident for the trash provider to provide a back door service for elderly or disabled residents. The Board requested that a proposal for such service be placed on the September agenda for the Board of Directors.

4. Kelly Shipley presented a District engineering report, a copy of which is attached. First, she presented Change Order No. 3 to the contract with Statewide Traffic Signal Company for Proposed Traffic Signal Installation FM 2100 at Rolling Breeze Drive increasing the contract amount by $1,012.00. Next, the engineer presented Change Order No. 1 to the contract with Crostex Construction, Inc. for Water, Sanitary Sewar and Drainage Facilities and Paving Appurtenances to Serve North Diamondhead Boulevard Phase 2 and Newport Pointe Section 6 increasing the contract amount of $88,645.16. Next, the engineer presented Pay Application No. 3 to Crostex Construction, Inc. for Water, Sanitary Sewar and Drainage Facilities and Paving Appurtenances to Serve North Diamondhead Boulevard Phase 2 and Newport Pointe Section 6 in

the amount of $211,903.31. Next, the engineer presented Pay Estimate No. 2 to C.F. McDonald Electric, Inc. for Construction of the Newport Pointe Lift Station – Phase 2 in the amount of $10,453.50. Next, the engineer presented Pay Estimate No. 3 and Final to C.F. McDonald Electric, Inc. for Construction of the Newport Pointe Lift Station – Phase 2 in the amount of $17,488.40.

Upon unanimous vote, the Board concurred in the payment of all Developer project change orders and pay applications as presented.

Next, Ms. Shipley reviewed the District's projects. First, Ms. Stanhouse presented Pay Application No. 18 to Industrial TX Corp. for Surface Water Treatment Plant Expansion in the amount of $735,388.90. Then, the engineer presented Change Order No. 1 to Ram Rod Utilities, LLC for Sanitary Sewer Phase 7 Rehabilitation increasing the contract amount by $11,410 and adding seven (7) calendar days to the contract. Then, Ms. Shipley presented Pay Application No. 3 to Ram Rod Utilities, LLC for Sanitary Sewer Phase 7 Rehabilitation in the amount of $45,070.92. Then, Ms. Shipley presented Change Order No. 1 to All Team Solutions, LLC for Sanitary Sewer Phase 8 Manhole Rehabilitation increasing the contract amount by $10,080.00 and adding five (5) calendar days to the contract. Then, Ms. Shipley presented Pay Application No. 5 to All Team Solutions, LLC for Sanitary Sewer Phase 8 Manhole Rehabilitation in the amount of $38,925.00.

Upon unanimous vote, the Board approved all District project change orders and pay applications as presented.

Regarding the administration building, a LOMR was submitted to FEMA for review on June 25, and the LOMR received approval from FEMA subject to the 90-day comment period. Lastly, the engineer requested authorization to coordinate with the attorney on obtaining easements and property rights for the Helmsman Lift Station. Upon unanimous vote, the Board authorized the engineer and the attorney to take such actions on the District's behalf. Upon unanimous vote, the Board approved the engineer's report as presented.

5. The attorney reviewed a draft of the First Amendment to the Water Supply and Groundwater Reduction Agreement with Harris County Municipal Utility District No. 578 received from their legal counsel. MUD 578 originally contracted for the purchase of 350 connections of capacity from Newport, paying for 185 connections up front with an option to purchase an additional 165 connections for a total of 350 connections. MUD 578 exercised its option to buy the additional connections but only purchased 124 additional connections. The agreements with Newport require MUD 578 to pay for monthly water and sewer service based upon 350 connections, even though they purchased capacity for 309 connections. MUD 578 requested amendments to the agreements to reduce their water and sewer charges and base those charges on the 309 ESFCs they purchased, instead of the originally contemplated 350 ESFCs. Director Johnson noted that he does not believe this to be an unreasonable request, as the cost of the unused connections will be borne by the residents of MUD 578 and not the developer. The Board engaged in an active discussion regarding the request. At the conclusion of this discussion the Board tabled consideration of the agreements for one month.

6. The attorney noted that she had not yet received comments on the Cost-Sharing Agreement with Harris County MUD 578 from their legal counsel. Accordingly, the Board tabled consideration of the Agreement.

7. The Board discussed the office and meeting building. Director Hasse noted that the geotechnical boring has been completed, and the engineer is waiting for the report.

8. Lori Aylett presented an attorney's report. She noted that after the last meeting, the engineer reviewed Taylor Morrison's request that the District accept Reserve G, but the engineer noted that there were no District facilities on the reserve so the engineer recommended that the District decline acceptance.

9. Debbie Shelton reviewed the Preliminary Official Statement and Notice of Sale of $2,650,000 Newport Municipal Utility District Defined Area 1 Unlimited Tax Bonds, Series 2026. Upon unanimous vote, the Board approved the Preliminary Official Statement and Notice of Sale.

10. Ms. Shelton did not have a financial advisor's report.

11. Brittni Silva presented the tax assessor collector's report, a copy of which is attached. The District's 2025 taxes were 97.54% collected. 20 checks were presented for the Board's review and approval, and two (2) wire transfers were made. In Defined Area No. 1, the 2025 collection percentage was at 93.48% with no funds dispersed. Defined Area No. 2's 2025 tax collections were at 100% with no funds dispersed. Upon unanimous vote, the Board approved the tax assessor collector's report as presented.

12. Veronica Hernandez presented a bookkeeper's report, a copy of which is attached. Upon unanimous vote, the Board approved the bookkeeper's report as presented and authorized payment of bills with checks listed thereon.

13. Rich Harcrow and Andrea Martin presented the operations and billing collections report, a copy of which is attached. The District accounted for 97% of the water produced. The wastewater treatment plant operated within permit. There were five (5) new taps made for the month. Total current billing was $551,715.30, and the District received collections from prior months of $762,056.15 Lastly, the operator presented the proposal from Lazy D Services, LLC for Wastewater Treatment Plant Grading Repair in the amount of $5,800. Upon unanimous vote, the Board approved the report as presented and approved the proposal from Lazy D Services, LLC for Wastewater Treatment Plant Grading Repair in the amount of $5,800.

14. The Board discussed utility write-offs. Ms. Martin noted that after today's meeting, write-off lists will be presented to the Board quarterly. Due to the change in billing systems, the list contains many accounts that the District has previously written off from the past two decades. After discussion, upon unanimous vote, the Board approved writing off 807 accounts totaling $241,919.43.

15. Rich Harcrow presented a parks and recreational facilities report, a copy of which is attached. He reported that 1,908 key fobs had been issued. The operator noted that the District's splash pads had performed adequately during the summer months. After discussion, the Board tabled consideration of the proposals.

16. The Board then reviewed the Amended and Restated Out-of-District Water Service Agreement with Newport Plaza, LLC. Ms. Aylett reviewed the proposed changes to the Agreement, which were required by the San Jacinto River Authority (SJRA) as a condition of

receiving their consent. Mr. Shahbazi then requested that the Board also amend Section 6.01, changing the amount of time Mr. Shahbazi has to complete the development from two years after execution to December 31, 2028. The Board did not object to the proposed amendments by the SJRA or to Mr. Shahbazi's request. After discussion, upon unanimous vote, the Board approved the Amended and Restated Out-of-District Water Service Agreement with Newport Plaza, LLC.

17. Ms. Aylett discussed the request from the International Union of Engineers (IUOE) that the District update the easement documents to include maintenance of the recently installed gates limiting access on the road installed by the Newport Grove developer. Ms. Aylett requested permission to coordinate with the IUOE on updates to the easement documents. After discussion, upon unanimous vote, the Board approved the attorney's coordination with the IUOE.

18. Nino Corbett presented a developer's report. Mr. Corbett provided an update on Newport Pointe Section 5. He informed the Board that the momentum has returned to the development after the slow down caused by dealings with CenterPoint. Mr. Corbett also thanked the Board for approving the DA1 Series 2026 POS, which includes payment for infrastructure in Newport Pointe.

19. The Board discussed public education and outreach. Ms. Martin will provide materials on drought and water conservation. Director Johnson noted that he intends to continue Newport's partnership with Trees for Houston. The Board did not object to Director Johnson's intention.

20. Ms. Aylett did not present any groundwater reduction contracts for review.

21. No executive session was held.

22. There was no pending business discussed.

23. Under public comments, Mr. Justin Fuller discussed the solid waste management services provided by his organization Just Kan Residential. The Board informed Mr. Fuller that the District has recently signed a new contract with its solid waste management provider.

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

Secretary