

NOTICE OF MEETING OF BOARD OF DIRECTORS

STATE OF TEXAS §
 §
COUNTY OF HARRIS §
COUNTY OF MONTGOMERY §

Pursuant to the Texas Open Meetings Act, Texas Government Code, Sections 551.001, et seq. and Sections 49.063 and 49.064, Texas Water Code, notice is hereby given that at 5:00 p.m. on the 18th day of February, 2026, the Board of Directors of the HMW Special Utility District of Harris and Montgomery Counties (the “District”) will hold a meeting at 26726 Decker Prairie-Rosehill Road, Magnolia, Texas 77362, to include participation by remote means as further set forth below. The subjects to be discussed are listed below and attached to and made a part of this notice.

Notice is hereby given that in accordance with state and local emergency proclamations related to the COVID-19 virus, including proclamations of the Governor of Texas dated March 13, 2020, and thereafter, one or more members of the Board of Directors of the District and other participants may participate in the meeting remotely by audio and visual means as provided by Chapter 551, Texas Government Code. Board members and designated attendees will receive instructions to join the meeting by such means.

Persons who desire to address the meeting of the Board of Directors may do so by appearing in person at the District office at 26726 Decker Prairie-Rosehill Road, Magnolia, Texas 77362, or by calling (281) 356 5060, at which time they will be connected to the meeting by audio and/or visual means. District customers and members of the public are also encouraged to visit the District website at www.hmw-sud.com to obtain instructions for participating in the meeting for which this notice is given.

If, during the course of the meeting covered by this Notice, the Board of Directors should determine that a closed or executive meeting or session of the Board of Directors is required, then such closed or executive meeting or session as authorized by the Texas Open Meetings Act, Texas Government Code Section 551.001 et seq., will be held by the Board of Directors at the date, hour, and place given in this Notice or as soon after the commencement of the meeting covered by this Notice as the Board of Directors may conveniently meet in such closed or executive meeting or session concerning any and all purposes permitted by the Act, including, but not limited to the following sections and purposes:

Texas Government Code:

- § 551.071 Private consultations with the board's attorney.
- § 551.072 Discussions of the purchase, exchange, lease, or value of real property.
- § 551.073 Discussions of prospective gifts or donations.
- § 551.074 Discussions of personnel matters or complaints against employees or officers.
- § 551.076 Consideration of the deployment, specific occasions for, or implementation of security personnel or devices, or of security audits.

Should any action, decision or vote of the Board of Directors in regard to any matter considered in such closed or executive meeting or session, then such action, decision or vote shall be either:

- (A) in the open meeting covered by the Notice upon the reconvening of the public meeting; or
- (B) at a subsequent public meeting of the Board of Directors upon notice thereof, as the Board of Directors shall determine.

An original copy of this notice was posted on the public bulletin board in the offices of HMW Special Utility District, 26726 Decker Prairie-Rosehill Road, Magnolia, Texas 77355, and on its internet website, at __. m. on _____, 2026.



Rashmin J. Asher, General Counsel
HMW Special Utility District of Harris and
Montgomery Counties

**PROPOSED AGENDA FOR THE BOARD OF DIRECTORS HMW SPECIAL UTILITY
DISTRICT OF HARRIS AND MONTGOMERY COUNTIES FOR FEBRUARY 18, 2026**

1. Opening Items.
 - a. Moment of Silence and Pledge of Allegiance.
 - b. Discussion and action on proposed agenda of the Board of Directors (“Board”).
2. Review and discussion of communications from users of the utility system and the public.
3. Comments by utility customers, persons requesting service, potential service providers and members of the public, and discussion with board of directors. Time limit of three minutes for each presentation, unless extended, and exclusive of questions by board members (Discussion and action, if any, under Item 16.).
4. Discussion and action, as required, on reports to Board on all agenda items and as permitted by law (pursuant to Chapter 551, Subchapter D, Texas Government Code, some reports may be given in an executive session).
 - a. District Financial Advisor and Investment Officer**
 - i. Agenda Items No. 5a.
 - ii. Financing for acquisition of real property, vehicles, emergency power equipment, office equipment and other purchases.
 - iii. Fiscal year 2025 performance.
 - iv. Expenditures for capital projects.
 - v. Long term planning and cash flow projections.
 - vi. Banking and investment matters., including financial and investment reports.
 - b. President**
 - i. Routine management and personnel matters.
 - ii. Authorized and discretionary actions previously directed or authorized by the Board.
 - iii. Customer and community contacts
 - iv. Board organization and conduct of board meetings, including procedures for public comments under Agenda Item 3.
 - c. Other Officers, Board Members and Board Committees**
 - i. North Harris County Regional Water Authority.
 - ii. Lone Star Groundwater Conservation District.
 - iii. San Jacinto River Authority.
 - iv. Harris Galveston Subsidence District.
 - v. Other officer, director, and committee reports.
 - vi. Director comments.

vii. Board Committees.

d. General Manager and Controller.

- i. Safety items.
- ii. Personnel matters and other policy revisions.
- iii. Acquisitions, upgrades and disposal of real property, fixtures, vehicle, meter and, equipment acquisitions and related upgrades.
- iv. Water production and sales, by water system.
- v. Customer issues, contacts, and communications, including landlord/tenant policy letter.
- vi. Developer contacts.
- vii. Proposed customer billing adjustments.
- viii. Office equipment, computer and office system maintenance, repair, and acquisitions.
- ix. Thefts or diversions of water service.
- x. System emergencies.
- xi. Insurance coverage.
- xii. Electric power, telephone, internet, and other utility services.
- xiii. Leases, contracts, and expenditures under Agenda Item No. 4.
- xiv. Adoption, modification, and use of District administrative procedures, including records management.
- xv. Expense reimbursement requests.
- xvi. Planned time off for General Manager and Controller.
- xvii. District website.
- xviii. Inspections, maintenance, repairs, and construction.
- xix. “Smart” water meters.
- xx. Other reports and updates.

e. District Engineer

- i. Submission, approval and status of:
 1. Engineering proposals for district design and construction projects and district/developer agreement projects including advertisements for bids, change orders, contract awards, pay applications, project budgets and final acceptance;
 2. Development reviews for developer/customer requests for utility services;
 3. Correspondence with regulatory agencies; and
 4. Other engineering reports.

f. **General Counsel** (pursuant to Section 551.071, Texas Government Code, some reports may be given in executive session)

- i. Questions or comments on minutes of prior meetings.
- ii. Actual and potential litigation matters, including before the Texas Public Utility Commission (“PUC”), as well as district court Mohnke matter, eminent domain, Tennessee Township, and Pinehurst Decker Prairie Water Supply Corporation matters.
- iii. Terms of CCN encroachment settlement including TWC § 13.248 Agreement and HMW’s installation of new meter and fire hydrant for McDonald’s.
- iv. Developer contacts and related matters (i.e., requests to decertify or annex territory within District boundaries and certificates of convenience and necessity).
- v. Contract matters, including performance of pending agreements, assignment of non-standard water service agreement, and Agenda Items Nos. 5-10
- vi. Correspondence with regulatory agencies on compliance, including the District Water Conservation Plan
- vii. Customer contacts and related matters
- viii. Contacts with and from public officials and others regarding District matters, including water well registrations, permit applications to and regulations of the Harris Galveston Subsidence District (“HGSD”), North Harris County Regional Water Authority (“NHCRWA”) and Lone Star Groundwater Conservation District (“LSGCD”).
- ix. Texas Open Records Act requests.
 - x. Private water wells.
- xi. District Bylaws, Personnel, Investment, COVID-19, Water Conservation public comment and other policies and policy matters.
- xii. Real property acquisitions, including easements.
- xiii. Interlocal and other agreements with other political subdivisions.
- xiv. District’s involvement in Groundwater Reduction Plans (i.e., water conservation and drought contingency plans).
- xv. Policies and activities of HGSD, NHCRWA, LSGCD, San Jacinto River Authority and other regional entities with regulatory authority, including SJRA proposed Global Amendment to Groundwater Reduction Plan.
- xvi. Reports on subjects requested by the Board, including ongoing service contracts, SWIFT funding, NHCRWA, LSGCD and SJRA groundwater policy, PUC policy on water and power issues and certificates of convenience and necessity, records management and other reports as requested.
- xvii. Election matters, including 2026 Election Order.
- xviii. Other reports.

5. Discussion and action on the following consent agenda items (subject to separate consideration at the request of one or more members).
 - a. Approval of
 - i. minutes of prior meetings and monthly financial and investment reports; and
 - ii. payroll and payments for professional services, other materials, and services purchased in the ordinary course of business
6. Discussion and action, as required, on authorization of services, acquisitions, construction or installation of equipment, improvements, or repairs of District facilities, including prior authorizations of such projects and related expenditures by the President or General Manager.
7. Discussion and action, as required, on
 - a. items recommended by General Manager or Controller;
 - b. SJRA proposed Global Amendment to GRP;
 - c. 2026 director election.
 - d. TWC § 13.248 Agreement and other matters related to settlement terms of CCN encroachment by Pinehurst Decker Prairie Supply Corporation;
 - e. Interlocal Agreement on Termination of Water Service with Harris County Municipal Utility District No. 609;
 - f. Assignment of Non-Standard Water Service Agreement by Kuykendahl & Timberwilde, LLC (“K&T”)
 - g. Agenda Items Nos. 2 and 3.
8. Discussion in executive session of matters permitted by Chapter 551, Subchapter D, Texas Government Code, and any action, as required, on matters discussed in the executive session.
9. Review of actions taken, Action Item Review and follow up actions, as required.
10. Discussion and action, as required, on agenda, place, date, and time for future meetings.
11. Adjournment.



Rashmin J. Asher, General Counsel
HMW Special Utility District of Harris and
Montgomery Counties