MINUTES
WILLOW FORK DRAINAGE DISTRICT
PARK MATTERS

September 24, 2026

The Board of Directors (the "Board") of Willow Fork Drainage District (the "District") met by regular session, open to the public, on the 24th day of September 2026, at the offices of LJA Engineering, Inc., 1904 West Grand Parkway North, Suite 100, Katy, Texas 77449, outside the boundaries of the District, and the roll was called of the members of the Board:

John Savage	President
Gregg Nady	Vice President
Sarah Hubbell	Secretary
Alexander "Alec" Bray	Assistant Vice President
Joseph S. Robinson	Assistant Secretary

and all of the above were present except Director Bray, thus constituting a quorum.

Also attending the meeting were: Neil Stillman of Friends of the Park; Millie Dunmire of Artesian Financial Services ("Artesian"); Shanna O'Hara of LJA Engineering ("LJA"); Kim Cosco and Cheyenne Evans of Champions Hydro-Lawn, Inc. ("Champions"); Sergeant Michael Patterson of Fort Bend County Constable's Office, Precinct 1 ("FBCCO"); Maeve Lyman of TBG Partners ("TBG"); Yvonne Arceneaux, District Park Manager; and Katie Carner and Whitney Lington of Allen Boone Humphries Robinson LLP ("ABHR").

COMMENTS FROM THE PUBLIC

Director Savage offered any members of the public attending the meeting the opportunity to make public comment.

There being no members of the public wishing to make comments, Director Savage moved to the next agenda item.

MINUTES

The Board next considered approving the minutes of the August 27, 2026 regular parks meeting. Following review and discussion, Director Nady moved to approve the minutes of August 27, 2026 regular parks meeting, as amended. Director Hubbell seconded the motion, which passed unanimously.

FRIENDS OF THE PARK

Mr. Stillman reviewed the Friends of Willow Fork Park report, a copy of which is attached.

Mr. Stillman discussed recent and upcoming programs for Willow Fork Park.

Mr. Stillman discussed Katy Youth Football events on Saturdays at the Cinco Ranch High School fields and their impact on the Willow Fork Park parking lot and planned park programs. Mr. Stillman then reviewed proposed changes to upcoming programs at Willow Fork Park, impacted by Katy Youth Football. Discussion ensued regarding actions the District can take in response to the use of Willow Fork Park parking lot, including areas outside of marked parking spaces, by Katy Youth Football participants. The Board concurred to take the following actions: (i) fabricate two A-frame "Parking for Willow Fork Park Only" signs and post the signs in the Willow Fork Park parking lot and lot entrance; and (ii) station two peace officers at the Willow Fork Park parking lot from 7:00 a.m. to 12:00 p.m. on Saturdays during Katy Youth Football's season. The Board requested for TBG and FBCCO to follow up with the Fire Marshal on which curbs constitute fire lanes and may be painted red to minimize parking outside of marked parking spaces.

SECURITY REPORT

Sergeant Patterson reviewed the security report, a copy of which is attached.

Sergeant Patterson discussed an event that was held at Willow Fork Park on August 30, 2026. Discussion ensued.

Following review and discussion, Director Hubbell moved to approve the security report. Director Nady seconded the motion, which passed unanimously.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. Dunmire presented the County tax collection report, a copy of which is attached.

Following review and discussion, Director Hubbell moved to approve the tax collection reports. Director Nady seconded the motion, which passed unanimously.

BOOKKEEPER'S REPORT

Ms. Dunmire reviewed the bookkeeper's report for parks and drainage, a copy of which is attached.

The Board discussed interest rates in relation to District funds.

Ms. Dunmire reviewed the District's planned revenues and expenditures for both parks and drainage for the fiscal year ending September 30, 2026, and reviewed a comparison between actual and planned expenditures.

Ms. Dunmire reviewed the draft budget for drainage, for the fiscal year ending September 30, 2027, a copy of which is attached to the bookkeeper's report. Discussion ensued.

Ms. Dunmire then reviewed the draft budget for parks, for the fiscal year ending September 30, 2027, a copy of which is attached to the bookkeeper's report. Discussion ensued regarding budgeted revenues and expenditures for fiscal year ending September 30, 2027.

Following review and discussion, Director Hubbell moved to: (1) approve the bookkeeper's report and payment of the bills; and (2) adopt the budgets for drainage and parks for the fiscal year end September 30, 2027, with the revisions as discussed. Director Robinson seconded the motion, which passed unanimously.

CHAMPIONS MAINTENANCE REPORT

Ms. Evans reviewed the maintenance report for parks, a copy of which is attached, and updated the Board regarding the status of facilities and ongoing maintenance and repairs.

Ms. Evans discussed the planters located in Central Green and rust developing on the bottom of the planters. The Board requested for TBG to follow up with the contractor associated with the planters to discuss rust developing at the bottom of the planters and replacement options.

The Board discussed removal of a dead tree located at Exploration Park.

Ms. Evans updated the Board on repairs for the water cycle wall located at Exploration Park. Ms. Evans confirmed that the needed repairs are mechanical.

The Board discussed ponding water along the entrance road to Willow Fork Park. The Board requested for LJA to conduct a site visit and assess potential repairs for the area.

Ms. Evans discussed infiltration occurring along a sidewalk located in Willow Fork Park.

Ms. Evans updated the Board on the timers for the lights located at Willow Fork Park.

The Board inquired about electrical repairs at District facilities.

The Board discussed the wooden bridge located along the Willow Fork Park lake.

Ms. Evans updated the Board on pending projects in the District.

Ms. Evans discussed cracks in the pavers located at Central Green.

Ms. Evans presented a proposal from Champions in the amount of $1,470.80 for the installation of decomposed granite at Patti's Patch.

Ms. Evans presented a proposal from Champions in the amount of $1,259.00 for the installation of decomposed granite in the tree and grill areas at Willow Fork Park.

Ms. Evans discussed a grate covering for a pipe located at Exploration Park.

Ms. Evans discussed the Champions maintenance budget for District facilities. Ms. Evans stated Champions was requesting a 3.67% increase to the parks maintenance budget for the fiscal year ending September 30, 2027. Discussion ensued.

The Board continued discussing budgeted expenses for the drainage and park budgets for fiscal year ending September 30, 2027.

Following review and discussion, and based on Champions' recommendation, Director Nady moved to: (1) approve Champions' report; (2) approve the following proposals from Champions: (i) installation of decomposed granite at Patti's Patch in the amount of $1,470.80: and (ii) installation of decomposed granite in the tree and grill areas at Willow Fork Park in the amount of $1,259.00; and (3) re-adopt the budgets for drainage and parks for the fiscal year end September 30, 2027, with the additional revisions as discussed. Director Hubbell seconded the motion, which passed unanimously.

LAKE MANAGEMENT AND MAINTENANCE MATTERS, INCLUDING REVIEW PROPOSALS AND AUTHORIZE APPROPRIATE ACTION

There was no discussion on this agenda item.

LANDSCAPE ARCHITECT REPORT

Ms. Lyman reviewed the landscape architect's report, a copy of which is attached.

Ms. Lyman updated the Board on the pedestrian bridge located at Willow Fork Park. The Board requested for TBG to prepare a proposal to present at the next meeting regarding rehabilitation of the pedestrian bridge located at Willow Fork Park.

Ms. Lyman updated the Board on signage for Willow Fork Park.

Ms. Lyman updated the Board on the installation of a climate controlled green room and storage room at Central Green. Discussion ensued regarding timeline for the project.

Ms. Lyman updated the Board on the installation of bollards at Central Green. Discussion ensued regarding timeline for the project. The Board inquired about design plans for the project and requested for TBG to send the design plans to the Board.

Ms. Lyman updated the Board on the installation of turf at Central Green.

Ms. Lyman updated the Board on the Segment X, Y, and Z trail project. Ms. Lyman then recommended approval of Change Order No. 3 to the contract with TWL Construction ("TWL") to increase the contract in the amount of $29,150.00 for the installation of a pipe rail fence and a removable vehicular bollard, as requested by the U.S. Army Corps of Engineers ("USACE") in connection with the required mitigation for the project. The Board concurred that Change Order No. 3 is beneficial to the District.

Ms. Lyman and Ms. O'Hara updated the Board on Segment Q, Section 1, installation of the trail from Mason Road to Fry Road. Ms. O'Hara stated LJA is working with the Harris County Flood Control District ("HCFCD") and Kinder Morgan to obtain authorization for the pipeline crossings needed for the project. Discussion ensued regarding timeline for the project. The Board requested for LJA to follow up with Kinder Morgan regarding the needed pipeline crossing for the project.

Ms. Lyman and Ms. O'Hara updated the Board on Segment Q, Section 2, including installation of trail east of Fry Road and construction of pedestrian bridge and underpass.

Ms. Lyman updated the Board on Mason Road sidewalk improvements.

Ms. Lyman and Ms. Carner updated the Board on proposed District trail connections with the following entities: (i) Cinco Municipal Utility District No. 1 ("Cinco 1"); (ii) Cinco Municipal Utility District No. 7; and (iii) Cinco Municipal Utility District No. 10 ("Cinco 10"). Ms. Carner then reviewed the following agreements in connection to the proposed District trail connections: (i) Interlocal Agreement with Cinco 10 for the funding of the trail connector near Twinmont Lane; and (ii) amended Interlocal Agreement with Cinco 1 for the funding of the trail connector to the sidewalk on Kings Landing Lane. Ms. Carner reminded the Board that ABHR also represents Cinco 1 and Cinco 10 and reviewed with the Board the legal conflict waivers contained in the two Interlocal Agreements.

Ms. Lyman updated the Board on trail improvements associated with the North Fort Bend Water Authority Va3b surface water line project.

The Board discussed potential park development of land currently owned by the YMCA, located off Westheimer Parkway.

Director Nady updated the Board on HCFCD's desilting of channel T-103.

Following review and discussion, and as recommended by the landscape architect, Director Nady moved to: (1) approve the landscape architect's report; (2) approve Change Order No. 3 to the contract with TWL to increase the contract in the amount of $29,150.00 for the installation of a pipe rail fence and a removable vehicular bollard, for Segment X, Y, and Z trail project; and (3) approve the following agreements in connection to the proposed District trail connections, including the legal conflict waivers contained therein: (i) Interlocal Agreement with Cinco 10 for the funding of the trail connector near Twinmont Lane; and (ii) Interlocal Agreement with Cinco 1 for the funding of the trail connector to the sidewalk on Kings Landing Lane, in lieu of the previously approved Interlocal Agreement. Director Hubbell seconded the motion, which passed unanimously.

ENGINEERING REPORT

Ms. O'Hara reviewed the engineering report, a copy of which is attached.

Ms. O'Hara updated the Board on the Va12 rehabilitation project. The Board requested for LJA to follow up with AR Turnkee Construction Company Inc. regarding remaining punch list items for the project.

Ms. O'Hara updated the Board on design plans for the rehabilitation of channel Va3b.

Ms. O'Hara updated the Board on the Fry Road Underpass. Ms. O'Hara stated HCFCD approved the plans on September 23, 2026. Ms. O'Hara stated the plans will now be submitted to Harris County Engineering for final review.

Ms. O'Hara discussed the installation of silt and water gauges along the Diversion Channel. Ms. O'Hara stated the cost for LJA to complete the survey work for the installation of silt and water gauges along the Diversion Channel is $3,200.00.

Following review and discussion, and as recommended by the engineer, Director Hubbell moved to: (1) approve the engineer's report; and (2) authorize LJA to complete the survey work for the installation of silt and water gauges along the Diversion Channel in the amount of $3,200.00. Director Nady seconded the motion, which passed unanimously.

Ms. Carner discussed an easement needed from the USACE for operation and maintenance of property associated with the Segment X, Y, and Z trail project. She reviewed the application form required by the USACE for preparation of the easement.

Following review and discussion, Director Hubbell moved to authorize execution of the required application form for the preparation of the USACE easement needed for operation and maintenance of property associated with the Segment X, Y, and Z trail project. Director Nady seconded the motion, which passed unanimously.

DISCUSS ADDITIONAL TRAIL, PARK, AND SAFETY PROJECTS, INCLUDING TRAIL DETOUR ROUTES

Director Nady updated the Board on Harris-Fort Bend Counties Municipal Utility District No. 1's ability to fund future trail projects. He stated, due to the failure of their recent bond election, their participation in any potential trail projects is on hold at this time.

COMMUNITY COMMUNICATIONS MATTERS AND AUTHORIZE APPROPRIATE ACTION

The Board discussed the Association of Water Board Director's winter conference.

REPORT REGARDING CENTRAL GREEN EVENTS AND PARKS COMMITTEE RECOMMENDATIONS AND APPROVE CONTRACTS FOR EVENTS, AS APPROPRIATE, AND PARK OPERATIONS AND EMPLOYMENT MATTERS

Ms. Arceneaux reviewed a report regarding recent and upcoming Central Green events, a copy of which is attached.

Ms. Evans updated the Board on repairs to the pavers located at Central Green. Following review and discussion, Director Hubbell moved to authorize Champions to complete repairs to the pavers located at Central Green, in an amount not to exceed $2,000.00. Director Nady seconded the motion, which passed unanimously.

The Board reviewed a commendation letter received to the District regarding Central Green.

CURRENT EVENTS

Director Robinson discussed current events.

MEETING SCHEDULE, ACTION ITEMS AND ITEMS FOR INCLUSION ON NEXT AGENDA

The Board concurred to hold the next drainage meeting on October 8, 2026, at LJA's office located at 1904 West Grand Parkway North, Suite 100, Katy, Texas 77449, and to hold the next parks meeting on October 22, 2026, at the same location mentioned above.

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

Secretary, Board of Director

(SEAL)



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