

LAKE SOUTH WATER SUPPLY CORPORATION
Minutes of Board of Directors Meeting
April 21, 2026

The Board of Directors (the “Board”) of Lake South Water Supply Corporation (the “Corporation”) held a meeting at 2513 Creekmore Ct., Conroe, Texas 77304, in accordance with the duly posted notice of meeting, and the roll was called of the duly constituted officers and members of said Board, as follows:

Chris Kuhasz	-	President
Joe Pepas	-	Director
Chuck Dwyer	-	Secretary/Treasurer
Albert Vrazel	-	Vice President
Tracy Turnbow	-	Director

All of said members were present except Director Turnbow, thus constituting a quorum.

Also, present were Damon Brown of Water Works Utilities, Inc. (“WWUI”); Debra Loggins of L&S District Services, LLC (“L&S”); MaKayla Commander and Mike Mathena of Light Point Engineering, LLC (“LPE”), Frank Mitchell of Mitchell, Zientek & Scruggs, LLP (“MZSLLP”), and a member of the public.

The meeting was called to order at 4:40 p.m.

COMMENTS FROM THE PUBLIC

There were no comments from the public.

BOOKKEEPER’S REPORT

Ms. Loggins presented and reviewed the Bookkeeper’s Report(s) and the checks for payment, a copy of which is attached hereto as **Exhibit “A”**. After a review of the report and checks presented for payment she updated the board on some budget items and overages. Director Dwyer then asked about the options for ACH payments and there was some discussion about what direction the Board wanted to go there. There was additional discussion related to the Corporation’s investments and Mr. Mitchell asked about the Corporation investment policy. The board asked Mr. Mitchell to prepare a new policy. Director Dwyer then moved to approve the report and checks contained therein. Director Vrazel seconded the motion and the motion passed unanimously.

MINUTES

The minutes of the March 17, 2026 meeting were presented. Director Vrazel moved, and Director Pepas seconded, to approve the minutes as presented. The motion passed unanimously.

RECONSTITUTION OF BOARD AND APPOINTMENT OF OFFICERS

Mr. Mitchell noted that after the appointment of director Turnbow and re-elections at the annual meeting that the board has asked to reconsider the constitution of the board and officers.

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After some discussion, Director Dwyer made a motion that the board officers be as follows, Director Kuhasz – President; Director Pepas – Vice President; Director Dwyer – Secretary/Treasurer; Director Vrazel – Assistant Secretary; and Director Turnbow – Assistant Secretary. The motion was seconded by Director Vrazel and passed unanimously. Mr. Mitchell then advised the directors that they are required to take the Texas Open Meetings Act and Texas Public Information Act training within ninety (90) days of election or appointment to office.

ENGINEER’S REPORT

Mr. Mathena presented and reviewed the engineer’s report, a copy of which is attached as **Exhibit “B”**. Mr. Mitchell noted that he had done some additional research on the proposed capital improvement fees and tap fees and the tap fees cannot contain any additional amounts above actual costs and that the board should probably consider the original proposed CIF/CIP fee plan. Director Dwyer then asked some additional questions of the engineer about the proposed Getz development and potential system impacts. After additional discussion, the board concurred to a twelve (12) month limitation on the effectiveness of any capacity or will-serve letters. Mr. Mathena then advised that they are still working on the capital improvement plan and will have something ready for presentation in the near future. Director Dwyer made a motion to approve the engineer’s report. The motion was seconded by Director Vrazel and passed unanimously.

OPERATOR’S REPORT

Mr. Brown reviewed the Operator’s Report(s), a copy of which is attached hereto as **Exhibit “C”**. He provided an update on the Lone Star Groundwater Conservation District (“LSGWCD”) permit renewal and asked for approval to work with engineering to get updated development projections and provide that information to LSGWCD. Mr. Brown then presented an inspection report from the Texas Commission on Environmental Quality (“TCEQ”). The report noted several minor violations that Mr. Brown said have been corrected as of this meeting. He then presented some information related to the generator and potentially safety issues. He noted that the generator needs to be replaced. He recommended fixing the missing breaker on the current generator and then exploring options to lease a generator for possible emergencies. There was also discussion with the engineer about permanently mounting the current generator and cost related to such. Director Dwyer made a motion to move forward with the recommended repair; look at lease options, and for LPE to analyze options and cost for mounting the current generator. The motion was seconded by Director Vrazel and passed unanimously. There was additional discussion related to the report and some photographs of valves and pipes that needed to be addressed. Director Dwyer made a motion to accept the operator’s report and authorize the cut-offs if any. The motion was seconded by Director Pepas and passed unanimously.

ATTORNEY’S REPORT

Mr. Mitchell gave a verbal update on the ongoing matters of a legal nature. He noted that the draft by-laws were complete and ready for approval and that the drafting of the revised tariff is still underway and asked that the board authorize Director Dwyer to give final approval of the tariff

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and submission to the Public Utility Commission for approval if between meetings. Director Dwyer made a motion to approve adoption of the new by-laws and authorize him to approve the ready draft of the tariff for submission. The motion was seconded by Director Vrazel and passed unanimously.

EXECUTIVE SESSION PURSUANT TO TEXAS GOVERNMENT CODE, SECTION 551.071, (et. seq.);

The Board did not enter Executive Session.

DISCUSS PENDING AND FUTURE BUSINESS FOR AGENDA, INCLUDING UPCOMING MEETING/EVENT SCHEDULES

The Board noted that the next scheduled board meeting was scheduled for May 19, 2026, at 4:30 p.m. and asked that approval of the Customer Confidence Report be added to the next agenda.

ADJOURN

There being no further matters to come before the Board, the meeting was adjourned at 6:38 p.m.

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Passed and approved this 19th day of May, 2026.



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/s/Charles Dwyer
Secretary, Board of Directors

LIST OF EXHIBITS

Exhibit A – Bookkeeper’s Report
Exhibit B – Engineer’s Report
Exhibit C – Operator’s Report