

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 286

Minutes of Board of Directors Meeting
August 3, 2026

ACTIONS TAKEN

1. The Board approved the minutes of the July 6, 2026, meeting.
2. The Board approved the Interlocal Agreement for Law Enforcement Services with Harris County effective October 1st.
3. The Board approved moving forward with renewal of the Interlocal Agreement for Hike and Bike Trail between the District and HCFCD, and authorized MRPC to advise HCFCD of the Board's decision.
4. The Board approved the Tax Assessor-Collector's Report as presented by Utility Tax Service L.L.C., including the checks presented for payment.
5. The Board approved the Operations and Maintenance Report presented by WDM.
6. The Board approved a renewal Agreement from TYEG that includes an initial fee of \$4,555.00 for the first month and \$1,487.00 for each month thereafter for the maintenance of the flare stack, effective August 1, 2026.
7. The Board approved a quote in the amount of \$1,250 to re-stripe the existing parking lot and authorized the issuance of funds upfront if needed.
8. The Board approved the Engineering Report presented by Eby Engineers, Inc.
9. The Board appointed Directors Theriot and Geaslen as communications committee to act on behalf of the Board and the District to approve emergency response protocols.
10. The Board approved payment of the checks presented by Claudia Redden & Associates, L.L.C.
11. The Board adopted a Resolution Declaring Development Status of the District.
12. The Board approved participation in the annual water conservation meeting and authorized spending up to \$3,000 for the event.

The Board of Harris County Municipal Utility District No. 286 ("District") met in regular session at 12779 Jones Road, Houston, Harris County, Texas 77070 on August 3, 2026, in accordance with the duly posted notice of meeting, and the roll was called of the officers and members of said Board of Directors, as follows:

David Geaslen, President
Michael Rhodes, Vice President
Steve Garner, Secretary
Rosalind Theriot, Assistant Secretary
Becky Campbell, Assistant Secretary

All of said persons were present, thereby constituting a quorum.

Also present were Claudia Redden of Claudia Redden & Associates L.L.C.; Dennis Eby of Eby Engineers, Inc. ("Eby"); Dennis Wright of Water District Management Co., Inc. ("WDM"); Lita Artemus of Utility Tax Service, L.L.C. ("UTS"); Deputy Doucet of Harris County Sheriff's Office ("HCSO"); and Jacquelyn Goodwin of Marks Richardson PC ("MRPC").

The President called the meeting to order.

APPROVAL OF MINUTES

As the first order of business, the Board considered approval of the minutes of the Board of Directors meeting held on July 6, 2026. After discussion, Director Theriot made a motion to approve the minutes of the July 6, 2026, Board of Directors meeting, as presented. Director Garner seconded the motion, which carried unanimously.

STATUS OF SECURITY SERVICES WITH HARRIS COUNTY SHERIFF'S OFFICE

The Board considered the review and approval of the Interlocal Agreement for Law Enforcement Services between the District and Harris County, to be effective October 1, 2026. Ms. Goodwin reviewed the Agreement with the Board and noted that the cost has increased by 8.8% per deputy from the previous year, due to the recent salary increases approved by Harris County. She stated that the new Agreement will be for a one-year term effective October 1st. After discussion, Director Rhodes made a motion to approve the Interlocal Agreement for Law Enforcement Services between the District and Harris County. Director Garner seconded the motion, which unanimously carried.

Deputy Doucet entered the meeting at this time.

The Board next considered status of security services with the HCSO. Deputy Doucet reviewed the contract statistics with the Board for the month of July.

The Board next considered the status of security monitoring services. No one present had anything new to report.

Deputy Doucet exited the meeting at this time.

COMMENTS FROM THE PUBLIC

The Board deferred comments from the public, as no members of the public were present.

STATUS OF REQUEST TO PRECINCT 3 COMMISSIONER FOR TRAFFIC CONTROL MODIFICATIONS

The Board next considered the status of the request to Commissioner Tom Ramsey of Precinct 3 for traffic control modifications. Director Geaslen stated that correspondence was sent to Commissioner Tom Ramsey's office on July 6, 2026, regarding the traffic issues at the intersections of Jones Road and Cypresswood Crossing Blvd., and Cypresswood Drive and Cypresswood Crossing Blvd. He stated that Commissioner Tom Ramsey's office advised that a traffic study would be conducted in the next ninety (90) to one hundred twenty (120) days.

DISCUSS RENEWAL OF INTERLOCAL AGREEMENT FOR HIKE AND BIKE TRAIL BETWEEN THE DISTRICT AND HARRIS COUNTY FLOOD CONTROL DISTRICT

The Board next considered a discussion regarding the renewal of an Interlocal Agreement for the Hike and Bike Trail (the "Agreement") between the District and Harris County Flood Control District ("HCFCD"). Ms. Goodwin stated that HCFCD contacted MRPC regarding the District's interest in renewing the Agreement. After discussion, Director Theriot made a motion to move forward with renewal of the Interlocal Agreement for Hike and Bike Trail between the District and HCFCD, and authorized MRPC to advise HCFCD of the Board's decision. Director Garner seconded the motion, which unanimously carried.

TAX ASSESSOR-COLLECTOR REPORT

The Board next considered the Tax Assessor-Collector Report. Ms. Artemus presented the attached Tax Assessor-Collector Report (**Exhibit A**) dated July 31, 2026. She reviewed the total receivables, the cash balance, disbursements, and checks as reflected in the report. After discussion of the report, Director Garner made a motion to approve the Tax Assessor-Collector Report as presented, and to approve the checks identified in the report for payment. Director Campbell seconded the motion, which carried unanimously.

Ms. Redden entered the meeting at this time.

OPERATIONS REPORT

The Board next considered the attached report on the District's water, sanitary sewer, and storm sewer systems for the month of June (**Exhibit B**).

Mr. Wright reported that water accountability for the month was 99.59%. He reported that the District's facilities operated in compliance with its respective permits during the month.

Mr. Wright presented a Facility Status Report of the biggest jobs and repairs performed by WDM within the past month and reviewed same with the Board.

Mr. Wright next presented the Daily Usage Report and Usage Summary for the permit period and reviewed same with the Board.

The Board next reviewed the review of monthly service billing and collections.

Mr. Wright next reviewed the consumption report with the Board.

After discussion, Director Garner made a motion to accept the operator's report as presented. Director Theriot seconded the motion, which carried out unanimously.

STATUS OF DAMAGE TO WATER PLANT NO. 2

The Board next considered the status of the damage to Water Plant No. 2. Mr. Eby stated that the Board of Directors (the "Board") of Lone Star College ("LSC") meets on August 6th and will discuss the easement document conveying the easement to CenterPoint Energy. He stated that once approved by the Board it will then be sent to LSC's legal department for review. Mr. Eby stated that the proposals previously received for the electrical work will likely expire prior to LSC's granting of the easement. He stated that Eby will need to obtain revised proposals once all approvals have been received. Mr. Eby also stated that he is coordinating with the District's insurance company to determine if it will approve payment in the amount of the approved proposal prior to the completion of the job and a determination of the actual costs for the work.

ENGINEERING REPORT

The Board next considered the Engineering Report (**Exhibit C**).

Mr. Eby reported on the draft of the utility commitment letter to Omniva, the tenant of Mexcor, that is constructing the data center. He discussed the requirement that the developer escrow funds with the District for engineering and construction. The Board stated that it wants the developer to provide all required information to the District, as requested by Eby before proceeding with any approvals for construction. Director Geaslen stated that he does not want to drill a new well. The Board agreed to take no action on the matter until the developer has executed the utility commitment letter.

Mr. Eby reported that the kimray back pressure valve was replaced on the flare pressure line for \$1,845.

Mr. Eby next presented a renewal Agreement from TYEG that includes an initial fee of \$4,555.00 for the first month and \$1,487.00 for each month thereafter for the maintenance of the flare stack, effective August 1, 2026. After discussion, Director Rhodes made a motion to approve the renewal Agreement from TYEG as detailed above. Director Campbell seconded the motion, which unanimously carried.

Mr. Eby reviewed the Water Plant No. 1 monthly checklist for the month of July from TYEG along with the related invoices and recommended payment of same.

Mr. Eby reported on the status of preparation of a Geographic Information System ("GIS") for the District. He stated that the GIS is substantially complete. He also stated that RG Miller is fine tuning the proposed monthly maintenance contract for the ongoing maintenance of the GIS system once complete.

Mr. Eby reported that he received notice from Backyard Sports that the pickleball net tightener is scheduled to be repaired tomorrow.

Mr. Eby next presented a quote in the amount of \$1,250 to re-stripe the existing parking lot. After discussion, Director Campbell made a motion to approve the quote in the amount of \$1,250 to re-stripe the existing parking lot, and to authorize the advancement of funds to the contractor, if needed for the commencement of the work. Director Garner seconded the motion, which unanimously carried.

Mr. Eby next presented various photos of the graffiti at the skate park. He stated that he was able to cover the graffiti with a coat of paint.

Mr. Eby reported that the Emergency Preparedness Plan for the District was approved by the Texas Commission on Environmental Quality.

The Board requested that an item be added to the agenda for the next meeting to consider a proposal from Eby to authorize the preparation of the AWIA Risk Assessment.

Mr. Eby next presented photos of the ground storage tank that needs to be cleaned. He stated that he will obtain a proposal to power wash the ground storage tank for the Board's review at next month's meeting.

After discussion, Director Theriot made a motion to approve the Engineering Report. Director Campbell seconded the motion, which carried unanimously.

DISCUSS EMERGENCY RESPONSE PROTOCOLS

The Board next considered a discussion regarding emergency response protocols. Ms. Goodwin presented Emergency Alert Standard Operations Procedure, Emergency Alert Template Messages and a Communication Protocol (**Exhibit D**) and she reviewed same with the Board. The Board discussed appointing Board members to serve as Board representatives on an emergency communications committee. The Board requested that MRPC distribute the materials to the Board for review and comment prior to the next meeting. After discussion, Director Rhodes made a motion to appoint Directors Theriot and Geaslen to serve on the emergency communications committee. Director Campbell seconded the motion, which unanimously carried.

BOOKKEEPING REPORT

The Board next considered the Bookkeeper's Report. Ms. Redden reviewed the Bookkeeping Reports (**Exhibit E**) from July, including the checks presented for payment. Ms. Redden presented updates to the developer escrow accounts and reviewed same with the Board. The Board asked that Mr. Eby coordinate with Ms. Redden to confirm the amounts listed on the escrow account list. After discussion, Director Theriot made a motion to approve the Bookkeeper's Report, including the checks presented for payment. Director Garner seconded the motion, which carried unanimously.

ADOPT RESOLUTION REGARDING DEVELOPMENT DESIGNATION OF DISTRICT

Ms. Goodwin next discussed certain statutory requirements which set limitations on the amount by which certain municipal utility districts can increase their property taxes without triggering mandatory elections to approve such increases. In connection therewith, Ms. Goodwin presented a Resolution designating the District as a "Developed District" pursuant to Section 49.23602 of the Water Code (**Exhibit F**) and noted that the District's engineer had certified such designation. After discussion, Director Geaslen made a motion to approve the Resolution and authorize the President and Secretary to execute same on behalf of the Board and the District. Director Theriot seconded the motion, which unanimously carried.

DISCUSS ANNUAL WATER CONSERVATION MEETING

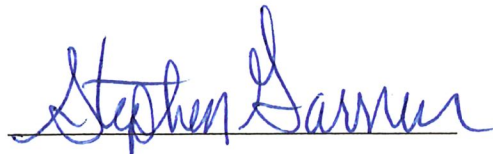
The Board next discussed the annual water conservation meeting. Director Theriot asked the Board if it would like to participate in the meeting in conjunction with National Night Out on October 6, 2026. She requested approval to spend up to \$3,000 for the event. After discussion, Director Rhodes made a motion to participate in the annual water conservation meeting and to authorize the use of up to \$3,000 for expenses for the event. Director Campbell seconded the motion, which unanimously carried.

ITEMS FOR FUTURE AGENDAS

The Board next considered matters for possible placement on future agendas. The Board concurred that the next meeting will be held on September 14, 2026.

ADJOURNMENT OF BOARD MEETING

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

A handwritten signature in blue ink that reads "Stephen Garner". The signature is fluid and cursive, with the first name "Stephen" and the last name "Garner" clearly legible.

Secretary, Board of Directors

LIST OF EXHIBITS

August 3, 2026

Exhibit A	Tax Assessor Collector's Report
Exhibit B	Operator's Report
Exhibit C	Engineering Report and related handouts
Exhibit D	Emergency Response Protocols
Exhibit E	Bookkeeping Report
Exhibit F	Resolution Declaring Development Status of District