

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 286

Minutes of Board of Directors Meeting

August 4, 2025

ACTIONS TAKEN

1. The Board approved the minutes of the July 7, 2025, meeting.
2. The Board approved the Interlocal Agreement for Law Enforcement Services with Harris County effective October 1st.
3. The Board authorized Eby to prepare a feasibility study for the MFI HPE project.
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 an invoice from Electrical Field Services in the amount of \$29,000.00.
7. The Board approved a proposal from Brian Gardens Landscape in the amount of \$10,713.37 for the renovations at Lakewood Crossing Park, with the approval of the \$5,804.34 for the pickleball court area being contingent on the confirmation that there is an irrigation line to water the proposed tree, and to approve the proposal from Flores Concrete Contractors Inc. in the amount of \$8,465.00 for installation of a concrete retaining wall, drainage swale and French drain.
8. The Board approved the proposal from Signquick in the amount of \$673.00 for the purchase of three (3) new signs for the Skate Park and Pickleball Court.
9. The Board approved the Engineering Report presented by Eby Engineers, Inc.
10. The Board approved the Consent to Encroachment and Indemnity Agreement relative to paving for the multifamily development by Price Partners Group, LLC.
11. The Board approved the Bookkeeper's Report as presented by Claudia Redden & Associates, L.L.C., including the checks presented for payment.
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 13850 Cutten Road, Houston, Harris County, Texas 77069 on August 4, 2025, 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, except Directors Geaslen and Garner, 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"); Mike Arterburn of Utility Tax Service, L.L.C. ("UTS"); Officer Proctor of Harris County Sheriff's Office; Mano DeAyala, counsel for Mexcor; and Jacquelyn Goodwin of Marks Richardson PC ("MRPC").

The Vice 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 7, 2025. After discussion, Director Campbell made a motion to approve the minutes of the July 7, 2025, Board of Directors meeting, as presented. Director Theriot seconded the motion, which carried unanimously.

STATUS OF SECURITY SERVICES WITH HARRIS COUNTY SHERIFF'S OFFICE

The Board next considered the status of security services with the HCSO. Officer Proctor discussed the activity within the District for the past month. He stated that he has made several traffic stops near Faulkey Gulley. Officer Proctor stated that the regular contract officer will return from military leave on August 15th.

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

Mr. DeAyala entered the meeting at this time.

The Board next considered the approval of the Interlocal Agreement for Law Enforcement Services with Harris County. Ms. Goodwin reviewed the Agreement with the Board and noted that the cost has increased slightly from the previous year. She stated that the new Agreement will be for a one-year term effective October 1st. After discussion, Director Theriot made a motion to approve the Agreement and to authorize the Vice President and Assistant Secretary to execute

same on behalf of the Board and the District. Director Campbell seconded the motion, which carried unanimously.

COMMENTS FROM THE PUBLIC

The Board next considered comments from the public. Mr. DeAyala introduced himself to the Board and stated that he serves as counsel for MFI HPE who has acquired the Compact Center buildings CCM05 and CCM07. He stated that he was advised that the District does not have sufficient capacity to serve the property, but that there may be an option to acquire services. Mr. DeAyala informed the Board that MFI HPE is open to considering alternative methods for receiving water and sanitary sewer services if necessary. Mr. DeAyala stated that the project will be completed in two (2) phases, and that his client will need services to serve phase II of the development by January 2026. Mr. Eby then presented a preliminary finding of an analysis of the District's existing water and sanitary sewer systems which reflects the previous allocation of water and sanitary sewer services. He stated that MFI HPE is now requesting 1,075,000 gallons per day of water and 300,000 gallons per day of sanitary sewer services. Mr. Eby discussed the improvements that would be needed in order to meet the service request from MFI HPE and reviewed photos of same. Mr. Eby then proposed that the District authorize Eby to prepare a feasibility study to determine the possibility of serving the project in two (2) phases. After discussion, Director Theriot made a motion to authorize Eby to prepare a feasibility study for the project. Director Campbell seconded the motion, which unanimously carried.

Ms. Redden entered the meeting at this time.

TAX ASSESSOR-COLLECTOR REPORT

The Board next considered the Tax Assessor-Collector Report. Mr. Arterburn presented the attached Tax Assessor-Collector Report (**Exhibit A**) dated June 30, 2025. He reviewed the total receivables, the cash balance, disbursements, and checks as reflected in the report. Mr. Arterburn stated that a Depository Pledge Agreement with Stellar Bank will need to be executed at next month's meeting. After discussion of the report, Director Campbell made a motion to approve the Tax Assessor-Collector Report as presented, and to approve the checks identified in the report for payment. Director Theriot seconded the motion, which carried unanimously.

OPERATIONS REPORT

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

Mr. Wright reported that water accountability for the month was 96.57%. He reported that the District's facilities operated in compliance with their respective permits during the month.

Mr. Wright next discussed the Northside electric bill. He stated that Northside was turned off on July 17th but stated that payment was made and electricity restored.

Mr. Wright next reported that WDM received the final invoice from Electrical Field Services in the amount of approximately \$29,000 for the repair of the offsite well at Water Plant No. 2 performed last August. Mr. Wright confirmed that WDM and Inframark have no record of the final invoice being paid and recommended payment of same. After discussion, Director Theriot made a motion to approve payment to Electrical Field Services in the amount of approximately \$29,000. Director Campbell seconded the motion, which unanimously carried.

Mr. Wright reported on the remaining amounts to be paid by the Federal Emergency Management Agency ("FEMA"). He stated FEMA is requesting an eight (8) page report and additional documentation to support the District's request for payment of \$275,000. Mr. Wright stated that Mr. Robert Cardenas is no longer with Inframark so WDM is working with a new representative to obtain the requested information. Ms. Redden stated that she will research whether she has the requested documentation.

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

The Board next considered the review of monthly service billing and collections. Mr. Wright reviewed the monthly invoice from WDM and answered questions from the Board regarding same.

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

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

STATUS OF CONSTRUCTION OF PICKLEBALL COURT AT LAKEWOOD CROSSING PARK

Mr. Eby next reported on the status of the construction contract with My Backyard Sports for construction of a pickleball court at Lakewood Crossing Park. He stated that the contractor completed all punchlist items and that final payment was released and the project is complete.

ENGINEERING REPORT

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

Mr. Eby reported that the benches were installed at the pickleball court at Lakewood Crossing Park and reviewed photos of same.

Mr. Eby next reported on Lakewood Crossing Park. He presented the attached proposal from Brian Gardens Landscape in the amount of \$10,713.37 for renovations to the park, wherein \$5,804.34 would be allocated towards renovation and improvements to the pickleball court area. He stated that Stormwater Solutions installed silt fencing near the pickleball court, but the area continues to have an erosion issue. He noted that Brian Gardens is proposing to install river rocks on the slope near the pickleball court to help with the erosion, along with other aesthetic

improvements, including the planting of a new tree. Mr. Eby stated that in addition to the river rocks, he recommends installation of an additional retaining wall with an adjacent drainage swale and a French drain to improve drainage around the pickleball court area. He presented the attached proposal from Flores Concrete Contractors Inc. in the amount of \$8,465.00 for the concrete retaining wall and swales. After discussion, Director Theriot made a motion to approve the proposal from Brian Gardens Landscape for the entire amount of \$10,713.37 for the renovations at Lakewood Crossing Park, with the approval of the \$5,804.34 for the pickleball court area being contingent on the confirmation that there is an irrigation line currently in place to water the proposed tree, and to approve the proposal from Flores Concrete Contractors Inc. in the amount of \$8,465.00 for installation of a concrete retaining wall, drainage swale and French drain. Director Campbell seconded the motion, which unanimously carried.

Mr. Eby reported on the status of preparation of a Geographic Information System ("GIS") for the District. He stated that he continues to review the GIS maps prepared by R.G. Miller. He also stated that WDM is working on the valve survey which will be compared to the maps once complete. Mr. Eby suggested coordinating with WDM in order to track invoices, repairs and pictures for maintenance and repairs to the facilities.

Mr. Eby next presented a proposal from Signquick in the amount of \$673.00 for the purchase of three (3) new signs to be installed at the Skate Park and Pickleball Court. After discussion, Director Theriot made a motion to approve the proposal from Signquick in the amount of \$673.00 for the purchase of three (3) new signs. Director Rhodes 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.

The Board next considered the utility commitment request from Price Development Group, LLC ("Price") regarding water and sanitary sewer service for a 13.94-acre tract of land located southwest of the intersection of Tomball Parkway and Chasewood Park Drive in Chasewood Technology Park, Section Two. Mr. Eby reviewed the required improvements necessary to serve the development and stated that the cost would be approximately \$40,000.

Mr. Eby reported that Neil Technical Services is working on the box replacement at the WWTP.

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

CONSENT TO ENCROACHMENT AND INDEMNITY AGREEMENT

The Board next considered the review and approval of a Consent to Encroachment and Indemnity Agreement relative to paving for the multifamily development by Price Partners Group, LLC. Ms. Goodwin presented the Agreement and reviewed same with the Board. After discussion, Director Campbell made a motion to approve the Consent to Encroachment and Indemnity Agreement relative to paving for the multifamily development by Price Partners Group,

LLC, and to authorize the Vice President to execute same on behalf of the Board and the District. Director Theriot seconded the motion, which unanimously carried.

BOOKKEEPING REPORT

The Board next considered the Bookkeeper's Report. Ms. Redden reviewed the Bookkeeping Report (**Exhibit D**), including the checks presented for payment. After discussion, Director Theriot made a motion to approve the Bookkeeper's Report, including the checks presented for payment. Director Campbell seconded the motion, which carried unanimously.

ADOPT OPERATING BUDGET

The Board next considered adoption of the operating budget for the fiscal year ending September 30, 2026. Ms. Redden reviewed the draft budget with the Board. The Board deferred adoption of the budget until next month's meeting.

DISCUSS ANNUAL WATER CONSERVATION MEETING

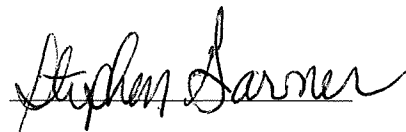
The Board next discussed the annual water conservation meeting. Director Theriot asked the Board if it would like to participate in the meeting in conjunction with National Night Out on October 7, 2025. She requested approval to spend up to \$3,000 for the event. After discussion, Director Campbell made 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 Rhodes seconded the motion, which unanimously carried.

ITEMS FOR FUTURE AGENDAS

The Board next considered matters for possible placement on future agendas. The Board concurred to schedule the next Board meeting on Monday, September 8, 2025.

ADJOURNMENT OF BOARD MEETING

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

A handwritten signature in black ink, appearing to read "Stephen Larner". The signature is fluid and cursive, written over a horizontal line.

Secretary, Board of Directors

LIST OF EXHIBITS

August 4, 2025

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| Exhibit A | Tax Assessor Collector's Report |
| Exhibit B | Operator's Report |
| Exhibit C | Engineering Report and related handouts |
| Exhibit D | Bookkeeping Report |