

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 286

Minutes of Board of Directors Meeting

April 14, 2026

ACTIONS TAKEN

1. The Board approved the minutes of the March 2, 2026, meeting.
2. The Board approved the Engineering Report presented by Eby Engineers, Inc.
3. The Board approved the Tax Assessor-Collector's Report as presented by Utility Tax Service L.L.C., including the checks presented for payment.
4. The Board adopted a Resolution Authorizing an Additional Penalty on Delinquent Taxes.
5. The Board approved a quote from WDM in the amount of \$7,547.34 to replace the butterfly valves and expansion joints on the blowers.
6. The Board approved the Operations and Maintenance Report presented by WDM.
7. The Board authorized the Operator to prepare a draft Consumer Confidence Report.
8. The Board adopted the Resolution Adopting Prevailing Wage Rate Scale for Construction Projects.
9. The Board approved an Amendment to the Order Adopting An Amended and Restated Code of Ethics, Fees and Expense Policy, Policy Relating to Consulting Services, Uniform Financial Accounting and Reporting Standards, Policy Relating to Adoption of Annual Operating Budget, and Creating an Audit Committee of the Board of Directors.
10. The Board approved payment of the checks presented by Claudia Redden & Associates, L.L.C.

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 April 14, 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, except Directors Geaslen and Theriot, thereby constituting a quorum.

Also present were Sarah 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"); and Kara Richardson of Marks Richardson PC ("MRPC").

The Vice President called the meeting to order.

ENGINEERING REPORT

As the first order of business, the Board considered the Engineering Report (**Exhibit A**).

Mr. Eby reported on the status of preparation of a Geographic Information System ("GIS") for the District. He stated that he continues to make minor adjustments to the GIS and is creating a spreadsheet to help track the maintenance records.

Mr. Eby reported on the Mexcor water and sanitary sewer extensions. He presented a revised capacity analysis and stated that the District has sufficient water capacity to serve Phase I of the project, but noted that the District does not currently have sufficient sanitary sewer capacity to serve Phase I. He stated that the District will have sufficient sanitary sewer capacity when the utility commitment to Chasewood expires in June. He next noted that he is performing the design work for Mexcor under a separate contract between Eby and Mexcor.

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

Mr. Eby reported that the lights in the parking lot at Lakewood Crossing Park have been repaired. He stated that he is coordinating with the tree service to have the storm debris from this past weekend's storm cleaned up. He noted that there are several trees down across the hike and bike trails.

Mr. Eby stated that he contacted the security company regarding the security cameras not functioning properly. He stated that the security company advised that it was an internet issue. Mr. Eby stated that he will coordinate with Comcast to have the issue resolved.

Mr. Eby next reported that the two (2) springriders will be scheduled for installation soon at the park.

Mr. Eby reported on ground storage tank no. 2 at Water Plant No. 1. He stated the inspection completed last week reflected that the tank will need to be recoated in the next few years. Mr. Eby stated that an inspection report is still pending and that hydropneumatic tank nos. 1 and 2 will be inspected next week.

Mr. Eby reported that the Emergency Preparedness Plan for the District is currently under review by the Texas Commission on Environmental Quality.

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

APPROVAL OF MINUTES

The Board considered approval of the minutes of the Board of Directors meeting held on March 2, 2026. After discussion, Director Garner made a motion to approve the minutes of the March 2, 2026, Board of Directors meeting, as presented. Director Campbell seconded the motion, which carried unanimously.

STATUS OF SECURITY SERVICES WITH HARRIS COUNTY SHERIFF'S OFFICE

The Board next deferred consideration of the status of security services with the HCSO as there were no contract deputies present at the meeting. Directors Rhodes and Campbell stated that the contract deputies have been more visible within the District over the past month.

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

COMMENTS FROM THE PUBLIC

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

TAX ASSESSOR-COLLECTOR REPORT

The Board next considered the Tax Assessor-Collector Report. Mr. Arterburn presented the attached Tax Assessor-Collector Report (**Exhibit B**) dated March 31, 2026. He reviewed the total receivables, the cash balance, disbursements, and checks as reflected in the report. 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 Garner seconded the motion, which carried unanimously.

RESOLUTION AUTHORIZING ADDITIONAL PENALTY ON DELINQUENT TAXES

Ms. Richardson next advised the Board that, pursuant to Section 33.07 of the Tax Code, as amended, the Board is authorized to impose, under certain conditions, an additional penalty not to exceed twenty percent (20%) of the total taxes, penalty and interest due to the District on July 1 on taxes that remain delinquent as of July 1 of the year in which they become delinquent. After discussion, Director Garner made a motion to adopt the Resolution Authorizing Additional Penalty on Delinquent Taxes (**Exhibit C**). Director Campbell seconded the motion, which carried unanimously.

Mr. Eby and Mr. Arterburn exited 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 February (**Exhibit D**).

Mr. Wright reported that water accountability for the month was 94.11%. He reported that the District's facilities operated in compliance with its respective permits during the month.

Mr. Wright reported that Neil Technical Services ("NTS") completed the preventative maintenance on the blowers and is recommending replacement of the expansion joint for \$6,430.00. He stated that the butterfly valves also need replacement due to corrosion and that WDM can perform both the replacement of the butterfly valves and expansion joints for \$7,547.34. After discussion, Director Garner made a motion to approve a quote from WDM for \$7,547.34 to replace the butterfly valves and expansion joints on the blowers. Director Campbell seconded the motion, which unanimously carried.

Mr. Wright reported that a truck ran over a fire hydrant and caused the water to be shut off to Mexcor and Lone Star College.

Director Campbell stated that a text alert was not sent to residents following the decrease in water pressure last week. Mr. Wright stated that he will coordinate with Touchstone District Services regarding the matter.

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

CONSUMER CONFIDENCE REPORT

The Board next considered authorizing the operator to prepare a draft Consumer Confidence Report. After discussion, Director Garner made a motion to authorize the operator to prepare a draft Consumer Confidence Report for review by the Board. Director Campbell seconded the motion, which carried unanimously.

STATUS OF DAMAGE TO WATER PLANT NO. 2

The Board next considered the status of the damage to Water Plant No. 2 resulting from the recent burglary. Ms. Richardson stated that she sent the executed documentation to CenterPoint Energy authorizing the relocation project to proceed.

ANNUAL REVIEW OF RESOLUTION ADOPTING PREVAILING WAGE REATE SCALE FOR CONSTRUCTION PROJECTS

The Board next considered the annual review of the Resolution Adopting Prevailing Wage Rate Scale for Construction Projects and consideration of authorizing a survey of wages. Ms. Richardson discussed the Prevailing Wage Rates for Construction Projects adopted by the United States Department of Labor, City of Houston and Harris County and reviewed the Resolution with the Board (**Exhibit E**). After discussion, Director Garner made a motion to adopt the Resolution Adopting Prevailing Wage Rate Scale for Construction Projects based on the rates adopted by the City of Houston. Director Campbell seconded the motion, which unanimously carried.

REVIEW OF DISTRICT'S CODE OF ETHICS

The Board next considered the review and amendment to the Order Adopting An Amended and Restated Code of Ethics, Fees and Expense Policy, Policy Relating to Consulting Services, Uniform Financial Accounting and Reporting Standards, Policy Relating to Adoption of Annual Operating Budget, and Creating an Audit Committee of the Board of Directors ("Order"). Ms. Richardson advised that there was a statutory change increasing the dollar amount threshold triggering director's "substantial interest" in a business entity. She stated that a director is now considered to have a "substantial interest" in a business entity if the director owns \$15,000 or more of the fair market value of such entity. After discussion, Director Campbell moved to approve the amendment to the Order as set out above (**Exhibit F**). Director Garner seconded the motion, which passed unanimously.

BOOKKEEPING REPORT

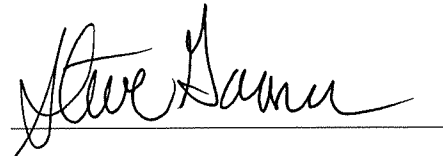
The Board next considered the Bookkeeper's Report. Ms. Redden stated that, due to computer issues, she did not have a hard copy of the Bookkeeping Report available and presented a list of checks for payment (**Exhibit G**). After discussion, Director Campbell made a motion to approve the checks presented for payment. Director Garner seconded the motion, which carried unanimously.

ITEMS FOR FUTURE AGENDAS

The Board next considered matters for possible placement on future agendas.

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 "Steve Lamm", is written over a horizontal line.

Secretary, Board of Directors

LIST OF EXHIBITS

April 14, 2026

Exhibit A	Engineering Report and related handouts
Exhibit B	Tax Assessor Collector's Report
Exhibit C	Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes
Exhibit D	Operator's Report
Exhibit E	Wage Rate Resolution
Exhibit F	Amended Code of Ethics
Exhibit G	Bookkeeping Report