

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 286

Minutes of Board of Directors Meeting

May 4, 2026

ACTIONS TAKEN

1. The Board approved the minutes of the April 14, 2026, meeting.
2. The Board approved the Tax Assessor-Collector's Report as presented by Utility Tax Service L.L.C., including the checks presented for payment.
3. The Board approved the Engineering Report presented by Eby Engineers, Inc.
4. The Board approved the Operations and Maintenance Report presented by WDM.
5. The Board approved the Consumer Confidence Report, contingent on review and approval of same by MRPC, and authorized WDM to distribute a link for same to consumers in the water bill.
6. The Board approved payment of the checks presented by Claudia Redden & Associates, L.L.C. and authorized increasing the funds to T-bills to \$500,000.

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 May 4, 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 and Wes Hunt of Eby Engineers, Inc. ("Eby"); Dennis Wright of Water District Management Co., Inc. ("WDM"); Mike Arterburn of Utility Tax Service, L.L.C. ("UTS"); Deputy Doucet of Harris County Sheriff's Office ("HCSO"); Ashley Fernandez of Flock Safety; Gerardo Cavazos-Salazar of GCS Industrial Supply ("GCS"); and Kara Richardson 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 April 14, 2026. After discussion, Director Rhodes made a motion to approve the minutes of the April 14, 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 next considered status of security services with the HCSO. Deputy Doucet introduced himself to the Board and stated that he is the new deputy on the District's contract. He then reviewed the contract statistics with the Board for the month of April. Director Theriot asked Deputy Doucet if he could add the District area to the vacation watch map. Director Geaslen stated that he spoke with HCSO regarding security alarms and noted that he does not want residents to be charged for responding to false alarms assuming when a contract officer is on active patrol in the District. Ms. Richardson next discussed the planned rate increases for contract patrol for the contracts starting on October 1 of this year. She noted that all contracts will increase by 8.8%.

The Board next considered the status of security monitoring services. Mr. Eby stated that the security cameras are still not working and he is investigating the matter.

COMMENTS FROM THE PUBLIC

The Board next considered comments from the public. Mr. Cavazos Salazar introduced himself to the Board and stated that he is the owner of GCS which is a company that handles repair,

coating and maintenance of various types of water tanks should the District need such services in the future.

Mr. Cavazos Salazar exited the meeting at this time.

PRESENTATION FROM FLOCK SAFETY

The Board next considered a presentation from Flock Safety. Ms. Fernandez presented an informational handout (**Exhibit A**) and reviewed same with the Board. She noted that the Flock cameras read license plates and are solar powered and that real time alerts are passed immediately to law enforcement. Ms. Fernandez stated that the security cameras are \$3,000 per camera per year and maintained by Flock Safety. She stated that she is proposing the installation of seventeen (17) cameras and reviewed a map of the proposed locations. Ms. Fernandez then presented a draft Master Services Agreement for the Board's review (**Exhibit B**). The Board requested that the item remain on the agenda for next month's meeting.

TAX ASSESSOR-COLLECTOR REPORT

The Board next considered the Tax Assessor-Collector Report. Mr. Arterburn presented the attached Tax Assessor-Collector Report (**Exhibit C**) dated April 30, 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.

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 95.59%. He reported that the District's facilities operated in compliance with its respective permits during the month.

Mr. Wright reported that repair of valves at lift station no. 2 is now complete.

Mr. Wright reported on the fire hydrant that was damaged by the 18-wheeler last month near Lone Star College. He stated that WDM is working with Lone Star College police to obtain information on the 18-wheeler that hit the fire hydrant. Mr. Eby stated that the District replaced the same hydrant approximately five (5) years ago and the District has discussed moving the fire hydrant since the street was widened. The Board then asked WDM to look at the feasibility of installing bollards around the fire hydrant.

Director Geaslen stated that HCSO advised him that it could take approximately three (3) years to investigate the theft damage at Water Plant No. 2.

The Board noted that funds were received from the Federal Emergency Management Agency ("FEMA") last month and that the item can be removed from the agenda hereafter.

Director Garner stated that he has noticed low water pressure over the past month. The other Board members noted that they have not experienced low water pressure over the past month.

Mr. Eby reported that both tanks were inspected but the inspection reports have not yet been received. He recommended waiting a couple of years to recoat both tanks at the same time. Mr. Eby stated that there are minor grate, fan and ladder repairs needed now but that same will not require draining the tanks.

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 Theriot seconded the motion, which carried unanimously.

CONSUMER CONFIDENCE REPORT

The Board next considered approval of the annual Consumer Confidence Report ("CCR"). After discussion, Director Rhodes made a motion to approve the Report, contingent upon review by MRPC, and to authorize the posting of the Report on the District's website with a link to same printed on the water bill. Director Garner seconded the motion, which passed 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 presented a draft Electric Easement from Lone Star College to CenterPoint Energy and reviewed same with the Board. He then presented a proposal from Neil Technical Services ("NTS") in the amount of \$92,350.00 relative to the new electric service at Water Plant No. 2. Mr. Eby stated that he is working to obtain two (2) additional proposals for review by the Board.

ENGINEERING REPORT

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

Mr. Eby reported on the status of preparation of a Geographic Information System ("GIS") for the District. He presented an invoice from RG Miller in the amount of \$6,840.00 to program the water service in the GIS and recommended approval of payment of same. Mr. Eby stated that he put together a spreadsheet for maintenance tracking purposes which can then be added to the GIS. He then stated that he received a draft contract from RG Miller relative to maintenance of

the GIS and stated that he will review same and bring for the Board's review at next month's meeting.

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. The Board requested that MRPC prepare a draft Agreement for Mexcor and request a deposit for the preparation of same.

Mr. Eby next stated that the Water Plant No. 1 monthly checklist for the month of April from TYEG along with the related invoice had not yet been received.

Mr. Eby reported that the dead trees were removed from Lakewood Crossing Park and the hike and bike trails.

Mr. Eby next reported that the two (2) springriders were installed at the park today.

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

Mr. Eby next introduced Mr. Hunt of Eby and stated that he will be assisting with the District.

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

BOOKKEEPING REPORT

The Board next considered the Bookkeeper's Report. Ms. Redden reviewed the Bookkeeping Reports (**Exhibit F**) from March and April, including the checks presented for payment. She stated that the check was received from FEMA and reflected on the March report. Director Geaslen then requested that the charges from NTS last month be paid out of the capital projects account. Ms. Redden then asked whether the Board would like to purchase additional T-bills and the Board agreed to increase its investment in T-bills to \$500,000. After discussion, Director Garner made a motion to approve the Bookkeeper's Report, including the checks presented for payment, and authorized increasing the investment in T-bills to \$500,000. Director Rhodes seconded the motion, which carried unanimously.

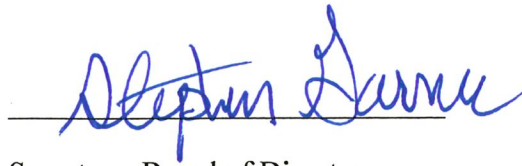
Mr. Wright stated that he is investigating the possibility of getting cellular service at the park due to the ongoing issues with the security cameras.

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 blue ink, reading "Stephen L. Lurie", is written over a horizontal line.

Secretary, Board of Directors

LIST OF EXHIBITS

May 4, 2026

Exhibit A	Flock Safety handout
Exhibit B	Flock Safety Master Services Agreement
Exhibit C	Tax Assessor Collector's Report
Exhibit D	Operator's Report
Exhibit E	Engineering Report and related handouts
Exhibit F	Bookkeeping Reports