HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 286

Minutes of Board of Directors Meeting
February 2, 2026

ACTIONS TAKEN

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1. The Board approved the minutes of the January 5, 2026, meeting.

2. The Board approved the audit report for the fiscal year ended September 30, 2025, authorized the President to execute the Annual Filing Affidavit, and authorized the filing of the audit report and Annual Filing Affidavit with the appropriate governmental authorities.

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 approved and adopted a Resolution Concerning Exemptions from Taxation granting a $425,000 exemption from ad valorem taxation on residential homesteads for persons under a disability or sixty-five years of age or older and a 20% general residential homestead exemption for the year 2026.

5. The Board approved the Operations and Maintenance Report presented by WDM.

6. The Board approved a quote from Parkscapes Texas in the amount of $9,000 for replacement of the spring rider at the park.

7. The Board approved the Engineering Report presented by Eby Engineers, Inc.

8. The Board approved the Bookkeeper's Report as presented by Claudia Redden & Associates, L.L.C., including the checks presented for payment.

9. The Board approved a Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District.

10. The Board approved an Order Establishing Office and Meeting Place Outside the District.

11. The Board adopted the Order Calling Election in connection with the May 2026 Director Election.

12. The Board adopted the Notice of Appointed Agent appointing Marks Richardson PC as designated election agents for the May 2, 2026, Director Election.

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 February 2, 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"); Mike Arterburn of Utility Tax Service, L.L.C. ("UTS"); Mark Eyring of Mark C. Eyring, CPA, PLLC; 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 January 5, 2026. After discussion, Director Rhodes made a motion to approve the minutes of the January 5, 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 considered the status of security services with the HCSO. Director Geaslen stated that he contacted HCSO to check on the status of the investigation of the break-in at Water Plant No. 2 which is still ongoing.

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.

APPROVE AUDIT REPORT

The Board next considered approval of an audit report for fiscal year ended September 30, 2025. Mr. Eyring presented a draft of the audit report and correspondence regarding the report (**Exhibit A**). After discussion, Director Theriot made a motion to approve the audit report for the fiscal year ended September 30, 2025, subject to review by MRPC, to authorize the President to execute the Annual Filing Affidavit on behalf of the Board and District, and to file the audit report and Annual Filing Affidavit with the appropriate governmental authorities, including the TCEQ and the Texas Comptroller of Public Accounts. Director Campbell seconded the motion, which carried unanimously.

Mr. Eyring exited 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 B**) dated January 31, 2026. He reviewed the total receivables, the cash balance, disbursements, and checks as reflected in the report. After discussion of the report, Director Rhodes 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.

RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

The Board next considered granting exemptions from taxation for 2026. Ms. Richardson outlined for the Board the various tax exemptions available for the District, including the exemptions provided for by Article VIII, Section 1-b of the Texas Constitution, and Sections 11.13 and 11.184 of the Property Tax Code. After discussion, Director Garner made a motion 1) to grant a $425,000 exemption from ad valorem taxation on residential homesteads for persons under a disability or sixty-five years of age or older for the year 2026, 2) to grant a 20% residential homestead exemption for the year 2026, and 3) to approve and adopt the Resolution relative to the granted exemptions (**Exhibit C**). Director Rhodes 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 December (**Exhibit D**).

Mr. Wright reported that the manhole survey is complete and only minor repairs are needed.

Mr. Wright reported that WDM discovered that Well No. 2 was wired incorrectly when they attempted to run it on the generator. He stated that the issue has been resolved.

Mr. Wright reported that the phase monitor on Well No. 2 needs to be repaired for $1,875. The Board authorized WDM to make the repair.

Mr. Wright reported that WDM completed inspections at the lift stations. He stated that the valves at Lift Station No. 2 need to be replaced at a cost of $24,560.02. Director Geaslen requested that WDM obtain an additional quote for review.

Mr. Wright reported that water accountability for the month was 98.40%. He reported that the District's facilities operated in compliance with its respective permits during the month.

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.

Mr. Wright reported on the remaining amounts to be paid by the Federal Emergency Management Agency ("FEMA"). He stated that FEMA approved the remaining amounts to be paid to the District and forwarded the approval to the State of Texas. He stated that a check should be issued to the District by the State.

After discussion, Director Garner made a motion to accept the operator's report as presented. Director Rhodes 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. Mr. Eby stated that he met with WDM and Neil Technical Services ("NTS") regarding the options for repair of the CenterPoint line. He presented four (4) options to the Board including: 1) replacing the wire back to the previous spot with new wiring for $94,500, 2) replacing the line with aluminum wire instead of copper wire (requiring new conduit and possibly requiring clearing the easement and approval from Kinder Morgan) for $151,000, 3) installing an overhead private line at the site with new conduit (requiring another easement from Lone Star College and approval from Kinder Morgan for $121,000), and 4) authorizing CenterPoint Energy to provide service to the site from a relocated transformer close to the Water Plant requiring an estimate from CenterPoint Energy which is pending. The Board requested to hold off on taking action until Mr. Eby can obtain additional information.

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 stated that he had a meeting with WDM and R.G. Miller to review the GIS. Mr. Eby stated that WDM now has the passwords and can begin using the GIS. He asked the Board whether it would be interested in adding the maintenance history to the GIS which can be added with a subsequent phase of programming which would require regular updates. Mr. Eby stated that he will prepare a plan for record updates for the Board's review at next month's meeting.

Mr. Eby reported that he did not receive a report or invoice for the month of January from TYEG for the flare at Water Plant No. 1.

Mr. Eby next presented a quote from Parkscapes Texas in the amount of $9,000 for the replacement of the dislocated spring rider at the park. He stated that it might be possible to use the existing footing which would reduce the cost by $2,000. After discussion, Director Rhodes made a motion to approve the quote from Parkscapes Texas in the amount of $9,000 for replacement of the spring rider at the park.

Mr. Eby presented and reviewed the inspection report for the ground storage tank at the Water Plant. He stated that the inspection identified some areas that need to be repaired. Mr. Eby recommended holding off on any repairs until the inspection for the other tank is completed so that all repairs can be conducted at the same time which is typically more cost effective.

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

BOOKKEEPING REPORT

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

QUALIFIED BROKERS

Ms. Richardson next advised the Board that provisions of the Public Funds Investment Act require the Board to review, revise and adopt at least annually a list of qualified brokers authorized to engage in investment transactions with the District. She presented and reviewed a Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District and the attached list of financial institutions, brokers and dealers attached thereto as Exhibit "A." Ms. Richardson recommended to the Board that, if any of the directors have a relationship with any of the institutions shown on the list that could create a conflict of interest, that such institution(s) should be deleted from the list. After discussion, Director Theriot made a motion to approve the Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District (**Exhibit G**). Director Rhodes seconded the motion, which unanimously carried.

ORDER ESTABLISHING OFFICE AND MEETING PLACE OUTSIDE THE DISTRICT

The Board next considered adoption of an Order Establishing Office and Meeting Place Outside the District. Ms. Richardson presented the attached Order Establishing Office and Meeting Place Outside the District and reviewed same with the Board noting that MRPC will be moving its office to a new location in February. After discussion, Director Theriot moved to approve the Order Establishing Office and Meeting Place Outside the District. Director Rhodes seconded the motion, which carried unanimously.

CODE OF ETHICS

The Board next deferred consideration of the annual review of the District's Code of Ethics until next month's meeting.

SUPPLEMENTAL AGENDA

The Board next considered calling a Directors Election to be held on May 2, 2026, determining the procedure for giving notice of same, and adopting an Order in connection therewith, including the appointment of an agent for the District. Ms. Richardson stated that the terms of office of Directors Garner and Theriot will expire in May 2026. Following discussion, Director Theriot made a motion to adopt an Order calling the election and to give notice of the election by posting notice at a public place in the District and at the location where notices of the meetings are posted. Director Garner seconded the motion, which carried unanimously. Ms. Richardson advised the Board that, in accordance with Subchapter C of Chapter 2 of the Election Code, on or after February 13, 2026, the District may cancel the election if each candidate whose name is to appear on the ballot is unopposed.

Ms. Richardson next advised the Board that the District should appoint an agent to perform election duties in connection with the Director Election. After discussion on the matter, Director Theriot made a motion to adopt the Notice of Appointed Agent appointing MRPC as election agent for the District and to authorize the President and Secretary to execute the Notice on behalf of the Board and the District. Director Garner seconded said motion, which unanimously carried.

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.

Steve Garner

Secretary, Board of Directors

LIST OF EXHIBITS

February 2, 2026

Exhibit A	Draft Audit
Exhibit B	Tax Assessor Collector's Report
Exhibit C	Resolution Concerning Exemptions from Taxation
Exhibit D	Operator's Report
Exhibit E	Engineering Report and related handouts
Exhibit F	Bookkeeping Report
Exhibit G	Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions