HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 286

Minutes of Board of Directors Meeting
January 5, 2026

ACTIONS TAKEN

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1. The Board approved the minutes of the December 1, 2025, 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 Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes.

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

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

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

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 January 5, 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"); Lieutenant Best of Harris County Sheriff's Office; 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 December 1, 2025. After discussion, Director Rhodes made a motion to approve the minutes of the December 1, 2025, 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. Lieutenant Best addressed the Board and stated that he is the Precinct 5 evening shift watch commander. He then discussed the activity within the District for the past month. Lieutenant Best next updated the Board on the status of the ongoing investigation of the property crime committed in the District. He stated that the matter is an active investigation and no answers have been obtained, but the evidence collected at the scene is under review.

Mr. Eby entered the meeting at this time.

Lieutenant Best next stated that the redistricting of the patrol districts to add District 6 has temporarily been put on hold. He stated that due to some issues, the opening of District 6 was scheduled for January but has been postponed until April 4, 2026. Lieutenant Best stated that the contract deputies will remain the same.

Lieutenant Best exited the meeting at this time.

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 deferred consideration of the approval of an audit report for fiscal year ended September 30, 2025 until next month's meeting.

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 December 31, 2025. She reviewed the total receivables, the cash balance, disbursements, and checks as reflected in the report. After discussion of the report, Director Theriot 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 AN ADDITIONAL PENALTY ON DELINQUENT PERSONAL PROPERTY TAXES

The Board next considered the adoption of a Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes, (**Exhibit B**). Ms. Goodwin advised that the Board is authorized pursuant to Section 33.11 of the Texas Tax Code, as amended, to impose, under certain conditions, an additional penalty not to exceed twenty percent (20%) of the delinquent personal property taxes due to the District that become delinquent on or after February 1 of a year and that remain delinquent sixty (60) days after the date on which they become delinquent. After discussion, Director Rhodes made a motion to adopt the Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes and to authorize Perdue, Brandon, Fielder, Collins & Mott, LLP to proceed with the collection of the District's 2025 delinquent personal property accounts following proper notice as provided in the Resolution, including the filing of lawsuits, as necessary. 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 December (**Exhibit C**).

Mr. Wright reported that water accountability for the month was 93.30%. He reported that the District's facilities operated in compliance with their respective permits during the month.

Mr. Wright reported that there was a service issue at lift station no. 3. He stated that WDM replaced the block heater for the generator for $1,500.

Mr. Wright reported on the remaining amounts to be paid by the Federal Emergency Management Agency ("FEMA"). He stated that FEMA requested Eby's invoice separately, which had been sent previously with the original documentation, and that WDM resent the invoice as requested. Mr. Wright stated that WDM has not received any updates from FEMA or requests for additional information.

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 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 damage to Water Plant No. 2. Mr. Eby presented an invoice from Neil Technical Services ("NTS") in the amount of $94,500 and reviewed same with the Board. Director Rhodes then asked for a summary of the events the resulted in the damage to Water Plant No. 2. Mr. Eby presented various photos of the damage and reviewed same with the Board. He stated that thieves broke into Water Plant No. 2 to steal copper. He reported that the thieves stole a crane truck from a construction site in order to cut the electricity cable installed along Louetta, and then traveled to Water Plant No. 2 to cut the copper. Mr. Eby discussed that the invoice from NTS includes pricing to replace all damage during the theft. He stated that the cost of $94,500 does not include NTS' time, WDM's costs, or Eby's costs. Mr. Eby stated that once those costs are obtained, an insurance claim will be filed for the total costs to repair the damage.

Mr. Eby next presented a Preliminary Construction Costs handout reflecting two (2) options for the replacement of the building on the Water Plant No. 2 site and a third option to only repair the existing MCC. He then discussed relocating the service rack to Louetta and stated that the issue with the two options considering the construction of a new building within which the service rack would be located is that CenterPoint Energy would need to be given access to the new building to allow CenterPoint Energy access to the service rack. Mr. Eby stated that funds are available for the project as the replacement of the MCC was included in the District's Capital Improvements Plan ("CIP") ten (10) years ago. He then recommended replacement of the MCC now that repairs are needed due to the theft and vandalism. Director Geaslen recommended that the District obtain approval from CenterPoint Energy before proceeding. He then requested that Eby and WDM obtain more information from CenterPoint Energy to determine whether the transfer switch can be enclosed within a building, and if so, whether the transfer switch can be placed at Louetta. Mr. Eby stated that Director Geaslen has requested quotes for replacement of the existing fence with concertina wire due to the existing fence being over thirty (30) years old.

Mr. Eby next reported that Water Plant No. 2 is currently offline and the fence has been repaired. He then recommended adding speakers and alarms as a deterrence based on CenterPoint Energy's answer regarding the placement of the transfer switch and construction of a building. Mr. Wright stated that WDM is filing the insurance claim tomorrow.

ENGINEERING REPORT

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

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

Mr. Eby next presented a quote from Parkscapes Texas for the replacement of the springrider that came out of the ground at the park. The Board reviewed the specific styles of springriders and authorized Eby to order same.

Mr. Eby next reported on the status of the request for additional capacity from MFI HPE, the tenants of Mexcor. He then reviewed email correspondence received from Amber Batson, engineer for the NHCRWA, advising that the NHCRWA did not take action on the CIP projects at the last meeting and that she will update Mr. Eby following the NHCRWA's February meeting. The Board then decided to hold off on taking any action until after Mr. Eby hears from the NHCRWA.

Mr. Eby reported that he is working on updating the District's Emergency Preparedness Plan.

Mr. Eby reported on the status of preparation of a Geographic Information System ("GIS") for the District. He stated that the preparation of the GIS is nearing completion and he will coordinate with WDM to review same within the coming weeks.

Mr. Eby stated that an inspection was conducted at the Water Plant ground storage tank and that he will have a report of findings for review at the next meeting.

The Board next discussed Eby updating the District's Capital Improvements Plan as it was last updated in 2013.

Ms. Goodwin next presented correspondence and photos received from a resident within the District requesting signage be installed at Lakewood Crossing Park advising penalties for littering and possible fires (**Exhibit E**). The Board discussed that there are already signs posted in the park and advised that the resident should contact Harris County regarding the matter as the trails may be the property of Harris County.

After discussion, Director Rhodes 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.

ITEMS FOR FUTURE AGENDAS

The Board next considered matters for possible placement on future agendas. The Board discussed that the next meeting would be held on February 2, 2026.

ADJOURNMENT OF BOARD MEETING

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

Stephen J. Garner

Secretary, Board of Directors

LIST OF EXHIBITS

January 5, 2026

Exhibit A	Tax Assessor Collector's Report
Exhibit B	Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes
Exhibit C	Operator's Report
Exhibit D	Engineering Report and related handouts
Exhibit E	Customer Email and Photos
Exhibit F	Bookkeeping Report