

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 286

Minutes of Board of Directors Meeting
March 2, 2026

ACTIONS TAKEN

1. The Board approved the minutes of the February 2, 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 a quote from WDM in the amount of \$24,560.02 to replace the valves at Lift Station No. 2.
4. The Board approved the Operations and Maintenance Report presented by WDM.
5. The Board approved R.G. Miller performing the meter survey and updating the GIS as required.
6. The Board approved a quote from Parkscapes Texas in the amount of \$7,087.91 for the purchase and installation of two (2) springs riders at the park, and authorized approval of payment of the deposit in the amount of \$3,543.91.
7. The Board appointed Director Campbell to act on behalf of the Board and the District to approve any proposal regarding the park.
8. The Board approved the Engineering Report presented by Eby Engineers, Inc.
9. The Board approved the Bookkeeper's Report as presented by Claudia Redden & Associates, L.L.C., including the checks presented for payment.
10. The Board appointed Director Campbell and Director Rhodes to act on behalf of the Board and the District to approve the renewal proposal from Arthur J. Gallagher relative to insurance coverage for the term expiring March 31, 2026.
11. The Board authorized the Bookkeeper and Tax Assessor Collector to prepare and file 2025 Unclaimed Property Reports prior to the July 1, 2026, deadline.

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 March 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"); Danae Hoyos of Touchstone District Services ("Touchstone"); Freddy Vaca of Mexcor International ("Mexcor"); Mano De Ayala of Buck Keenan LLP; 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 February 2, 2026. After discussion, Director Theriot made a motion to approve the minutes of the February 2, 2026, Board of Directors meeting, as presented. Director Garner seconded the motion, which carried unanimously.

COMMENTS FROM THE PUBLIC

The Board next considered comments from the public. Ms. Hoyos presented a Communications Meeting Report dated March 2, 2026 and a Communications Annual Report for 2025-2025 and reviewed same with the Board (**Exhibit A**).

Ms. Hoyos exited the meeting at this time.

STATUS OF SECURITY SERVICES WITH HARRIS COUNTY SHERIFF'S OFFICE

The Board next considered the status of security services with the HCSO. Director Rhodes stated that he called the HCSO to ask about the level of detail included in the security reports and HCSO advised that the security reports do not typically include specific details regarding the calls received. The Board discussed requesting that the HCSO include more details relative to the calls received during the month in the security reports going forward. Director Rhodes stated that he will contact HCSO to make such request. Director Geaslen stated that the contract deputy had to attend a training today, and was unable to attend the meeting. The Board noted that the contract deputies have been more visible in the District.

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

Mr. Eby 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 B**) dated February 28, 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 Garner seconded the motion, which carried unanimously.

Mr. Arterburn next presented the attached list of delinquent accounts, dated March 2, 2026, as prepared by the District's delinquent tax attorney, Perdue, Brandon, Fielder, Collins & Mott, L.L.P. (**Exhibit C**).

OPERATIONS REPORT

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

Mr. Wright reported that water accountability for the month was 95.07%. He reported that the District's facilities operated in compliance with its respective permits during the month.

Mr. Wright reported on the replacement of valves at Lift Station No. 2. He reminded the Board that the previous quote presented by WDM at last month's meeting was for \$24,560.02. Mr. Wright then presented a quote from EFS in the amount of \$28,350 to repair the valves at Lift Station No. 2. After discussion, Director Rhodes made a motion to approve the quote presented by WDM last month in the amount of \$24,560.02 to replace the valves at Lift Station No. 2. Director Theriot seconded the motion, which unanimously carried.

Mr. Wright next presented correspondence from the North Harris County Regional Water Authority ("NHCRWA") regarding a proposed revision to the NHCRWA Rate Order and Pricing Policy to Provide for the Conservation, Preservation, Protection, and Prevention of Waste of Ground Water. He explained that the NHCRWA is proposing to revise its Rate Order to distinguish between "Ground Water" (ground water withdrawals by those without a connection to receive surface water from the NHCRWA) and "Conservation Ground Water" (ground water withdrawals by those with a connection to receive surface water from the NHCRWA). Mr. Wright noted that the NHCRWA is proposing to charge an increased pumpage rate for pumping Conservation Ground Water compared to Ground Water, and that the proposed revisions may negatively impact the District. Director Geaslen stated that if the District is forced to use its well due to the NHCRWA's inability to supply surface water, the District should not be subject to the

Conservation Ground Water fees. The Board requested that MRPC send correspondence to the NHCRWA with the Board's comments prior to the vote scheduled in April.

Mr. Wright reported on the remaining amounts to be paid by the Federal Emergency Management Agency ("FEMA"). He stated that payment documents are being prepared and will be submitted to FEMA by WDM.

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 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 presented an invoice from CenterPoint Energy ("CenterPoint") in the amount of \$34,612 for costs associated with relocation of CenterPoint's utilities and acquisition of an easement required in connection therewith, and associated documents for execution, relative to authorizing CenterPoint to provide service to the site from a relocated transformer close to the Water Plant. After discussion, Director Campbell made a motion to approve the documents from CenterPoint and to authorize the President and Secretary to execute same on behalf of the Board and the District, subject to approval by Eby, MRPC and Director Geaslen. Director Theriot seconded the motion, which unanimously carried.

Mr. De Ayala entered the meeting at this time.

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 WDM is requesting that the GIS identify the locations of all meters in the District, which would be an additional cost by R.G. Miller. After discussion, Director Theriot made a motion to approve R.G. Miller performing the meter survey and updating the GIS as discussed. Director Garner seconded the motion, which unanimously carried.

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

Mr. Eby next presented a quote from Parkscapes Texas ("Parkscapes") in the amount of \$7,087.81 for the purchase and installation of two (2) spring riders at the park. He stated that

Parkscapes is requesting that the District provide a 50% deposit in the amount of \$3,543.91. After discussion, Director Rhodes made a motion to approve the quote from Parkscapes Texas in the amount of \$7,087.91 for the purchase and installation of two (2) springs riders at the park, and authorize approval of payment of the deposit in the amount of \$3,543.91. Director Garner seconded the motion, which unanimously carried.

Mr. Eby reported that the Emergency Preparedness Plan ("EPP") for the District has been updated and submitted to the Texas Commission on Environmental Quality.

Mr. Eby reported on the ground storage tank at Water Plant No. 1. He stated that the ground storage tank no. 2 is not yet ready to be taken out of operation, but the necessary procedures for doing so are in process. Mr. Eby stated that the larger ground storage tank has been inspected and that WDM recommends using up the remaining water in ground storage tank no. 2 before switching operations to the larger tank.

Mr. Eby reported that NHCRWA has responded and approved the District's request for additional capacity to be able to serve Mexcor. He reminded the Board that with the NHCRWA's approval for additional capacity, the District's facilities will only be capable of serving Phase I of Mexcor's development. He stated that the next step is for the District to provide a utility commitment letter to serve Mexcor for Phase I only. He stated that he is providing a proposal to Mexcor for the design and construction of the facilities to serve the development. The Board concurred to take no action on the issuance of a utility commitment letter until next month's meeting.

Mr. Eby reported that the parking lot spaces at Lakewood Crossing Park need to be restriped. He also noted that the lights in the parking lot at the park are not working, and that the electrician believes a new wire connecting two of the light poles needs to be replaced. Mr. Eby stated that he has not yet obtained a proposal. The Board requested that he obtain proposals for the restriping of the parking spaces and repair of the lights. After discussion, Director Rhodes made a motion to appoint Director Campbell to act on behalf of the Board and the District to approve proposals received for the restriping of the parking spaces and the light pole repairs at Lakewood Crossing Park. Director Garner seconded the motion, which unanimously carried.

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

ORDER DECLARING CANDIDATES ELECTED

The Board next considered the adoption of an Order Declaring Candidates Elected and the cancellation of the May 2, 2026, Director Election. Ms. Goodwin advised that in accordance with Subchapter C, Chapter 2 of the Election Code and Section 2.052 of the Election Code, after 5:00 p.m. on February 20, 2026, the District may cancel the election if each candidate whose name appears on the ballot and/or has registered as a write-in candidate is unopposed in such election, and the Board of Directors of the District can declare such unopposed candidates to be re-elected for an additional term. Ms. Goodwin presented a certificate declaring all candidates unopposed and the Order Declaring Candidates Elected. After discussion, Director Rhodes made a motion to adopt the Order declaring Directors Garner and Theriot re-elected for an additional term expiring

in May 2030 and to authorize the President to execute and the Secretary to attest same on behalf of the Board and the District. 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 Theriot made a motion to approve the Bookkeeper's Report, including the checks presented for payment. Director Rhodes seconded the motion, which carried unanimously.

INSURANCE PROPOSAL FOR RENEWAL OF INSURANCE COVERAGE

The Board next considered the renewal of the District's insurance coverage for term expiring March 31, 2026. Ms. Goodwin reviewed the renewal proposals received from Gallagher relative to property, comprehensive boiler and machinery, commercial general liability and hired care and non-ownership automobile liability, pollution liability, directors and officers liability, umbrella, public employee blanket crime, directors position schedule bond, tax assessor/collector bond, worker's compensation, and business travel coverage scheduled to expire on March 31, 2027, and the premium summary (**Exhibit G**). The Board asked various questions regarding flood insurance coverages and policies and discussed appointing Directors Campbell and Rhodes to act on behalf of the Board and the District to approve the insurance proposals once all questions have been answered. After discussion, Director Theriot made a motion to appoint Directors Campbell and Rhodes to act on behalf of the Board and the District to approve the renewal proposals from Gallagher for the coverage's set out above, and to authorize the President to execute same on behalf of the Board and District. Director Rhodes seconded the motion, which carried unanimously.

Ms. Goodwin noted that the District has the option to save approximately \$6,072 on the annual premium amount by increasing the main property deductible and the boiler and machinery deductible to \$10,000. The Board concurred to keep the current deductibles of \$2,500 and \$5,000, respectively.

UNCLAIMED PROPERTY REPORT

The Board next considered authorizing the bookkeeper and tax assessor to prepare a 2025 Unclaimed Property Report and the filing of same with the State Comptroller prior to the July 1, 2026 deadline. After discussion, Director Theriot made a motion to authorize the District's consultants to research the District's accounts to determine the necessity of preparing an Unclaimed Property Report, and, if such report is necessary, authorize the District's Bookkeeper to file same with the State Comptroller prior to July 1, 2026. Director Campbell seconded the motion, which carried unanimously.

CODE OF ETHICS

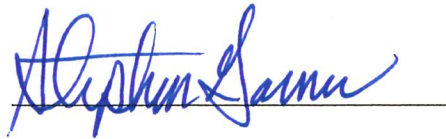
The Board next deferred consideration of the annual review of the District's Code of Ethics until next month's meeting.

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, appearing to read "Stephen Lamm", is written over a horizontal line.

Secretary, Board of Directors

LIST OF EXHIBITS

March 2, 2026

Exhibit A	Touchstone Communications Reports
Exhibit B	Tax Assessor Collector's Report
Exhibit C	Delinquent Tax Report
Exhibit D	Operator's Report
Exhibit E	Engineering Report and related handouts
Exhibit F	Bookkeeping Report
Exhibit G	Insurance Renewal Proposal