

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 383

February 4, 2026

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 383 (the "District") met in regular session, open to the public, at the offices of Municipal Accounts & Consulting, L.P., 1281 Brittmoore Road, Houston, Texas 77043, outside the boundaries of the District, on the 4th day of February, 2026, and the roll was called of the members of the Board being present:

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| John Porea | President |
| John J. Ryan | Vice President |
| Jeffrey Peters | Secretary |
| Jean M. Casagrande | Assistant Secretary |
| Jody Chouinard | Assistant Vice President |

and all of the above were present, thus constituting a quorum.

Also attending the meeting in person were: Tyler Leggett of Municipal Accounts & Consulting, L.P. ("MAC"); Kristy Schoonover of Tax Tech, Inc. ("Tax Tech"); Jennifer Mays and Maggie Dvoracek of Pape-Dawson Engineers ("Pape-Dawson"); Kathryn Foss of Municipal Information Services ("MIS"); Scott Shelnett of Municipal Operations & Consulting, Inc. ("MOC"); David Stuhlmiller of Storm Water Solutions, LLC ("SWS"); and Adisa Harrington and Whitney Lington of Allen Boone Humphries Robinson LLP ("ABHR").

COMMENTS FROM THE PUBLIC

Director Porea offered any members of the public attending the meeting the opportunity to make public comment.

There being no members of the public requesting to make public comment, the Board moved to the next agenda item.

CONSENT AGENDA

The consultant reports were provided in advance of the meeting. Following review and discussion, Director Peters moved to approve the following items on the consent agenda: (1) the minutes of the January 7, 2026 regular meeting, as submitted; (2) tax assessment and collection matters; (3) financial and bookkeeping matters; (4) operating matters; (5) channel and pond maintenance matters; (6) website and communications matters; and (7) direct that, where appropriate, items are filed

appropriately and retained in the District's official records. Director Casagrande seconded the motion, which passed unanimously. Copies of all reports approved as part of the consent agenda are attached.

ITEMS REMOVED FROM CONSENT AGENDA

There were no items removed from the consent agenda.

2026 DIRECTORS ELECTION

Ms. Harrington discussed procedures related to the 2026 Directors Election.

Ms. Harrington reviewed an Order Calling Directors Election.

Ms. Harrington discussed that a Notice of Election may be required to be posted or published and provided to the County Clerk and Voter Registrar of Harris County.

Following review and discussion, Director Peters moved to: (1) adopt an Order Calling Directors Election; and (2) authorize the Secretary's agent to post the Notice of Election as required, if the District holds the 2026 Directors Election. Director Casagrande seconded the motion, which passed unanimously.

ADDITIONAL TAX MATTERS

Ms. Schoonover requested approval of check no. 2379 in the amount of \$281.90 for a taxpayer refund, which was not included in the tax assessor/collector report.

Ms. Harrington presented and reviewed a Resolution Concerning Exemptions from Taxation (the "Resolution") reflecting that the Board grants an exemption of \$75,000.00 of the appraised value of residence homesteads of individuals who are disabled or are 65 years of age or older. Discussion ensued.

Ms. Harrington noted that the Arbitrage Rebate Report for the District's Series 2020 Refunding Bonds reflects that no arbitrage rebate or yield reduction payment is due to the Internal Revenue Service.

Following review and discussion, Director Peters moved to: (1) approve additional check no. 2379; and (2) adopt the Resolution exempting from ad valorem taxation by the District \$75,000 of the appraised value of residence homesteads of individuals who are disabled or 65 years of age or older and rejecting the general homestead exemption. Director Casagrande seconded the motion, which passed unanimously.

STORM WATER MANAGEMENT PLAN MATTERS, INCLUDING PROPOSALS FOR WORK

Mr. Stuhlmiller reviewed the detention facility maintenance report prepared by SWS, a copy of which is attached. The Board inquired about bar screens at District facilities.

Mr. Stuhlmiller then reviewed a biannual audit report of District facilities prepared by SWS, a copy of which is attached.

The Board discussed a District gate located adjacent to the Gleannloch Farms sports complex. The Board requested for Gleannloch Landscaping & Maintenance Company ("GLAMCO") to install a lock on the gate. The Board then discussed the back slope interceptor on the District detention basin near the Gleannloch Farms sports complex.

The Board inquired about property owned by the District and Harris County Municipal Utility District No. 367 ("MUD 367") in relation to the SWS biannual report. The Board requested for Pape-Dawson to follow up with SWS to discuss property owned by the District and MUD 367 and for SWS to adjust the biannual report accordingly. The Board then requested for Pape-Dawson to prepare a summary of repairs associated with the SWS biannual report and obtain proposals from SWS, GLAMCO and Double Eagle Solutions, LLC for repairs associated with the SWS biannual report.

The Board discussed potentially scheduling two joint meetings with MUD 367 to tour areas of Gleannloch Farms and review the joint Capital Improvement Plan ("CIP").

Following review and discussion, Director Peters move to: (1) approve the detention facility maintenance report; and (2) approve the biannual audit report of District facilities. Director Casagrande seconded the motion, which passed unanimously.

ADDITIONAL CHANNEL AND POND MAINTENANCE, INCLUDING PROPOSALS FOR WORK

Director Porea updated the Board on the installation of signs at Crescent Clover pond and the installation of posts and rails in the District. Discussion ensued regarding the installation of the 3-rail fence at the Dove Manor/Crescent Cove walking trail.

UPDATE ON WATERLINE LOOP EASEMENT ACQUISITION MATTERS AND TAKE APPROPRIATE ACTION

Ms. Mays updated the Board on the easements needed for the proposed waterline loop behind the CVS located on Champion Forest Drive. Ms. Mays stated the easements

have been appraised for current land value. Ms. Mays stated Pape-Dawson is working with Property Acquisition Services, LLC to coordinate final offers for four of the easements needed for the project.

ENGINEERING MATTERS

Ms. Mays reviewed the engineering report, a copy of which is attached.

Ms. Mays updated the Board on the modifications to the wastewater treatment plant, in relation to the rehabilitation of the wastewater treatment plant.

Ms. Mays updated the Board on construction of the third water well. Ms. Mays stated the pump and motor are expected to be delivered between February 19 and February 28. The Board inquired about the timeline for the project.

Ms. Mays updated the Board on the wastewater treatment plant improvements and stated the Notice to Proceed was issued on January 26, 2026.

Ms. Mays updated the Board on the water plant nos. 1 and 2 improvements and stated the Notice to Proceed was issued on January 30, 2026.

Ms. Mays updated the Board on requests for utility commitments, as reflected in the engineer's report.

Ms. Mays discussed development plans submitted by Jones Engineering for property located along Spring Cypress Road and potential annexation of the tract into MUD 367. The Board reviewed the proposed site plans for the property. The Board inquired about the District's and MUD 367's available capacity to serve the property. Discussion ensued regarding development of the tract.

Ms. Harrington updated the Board on the NewQuest detention pond and related developer reimbursement matters, noting that the developer reimbursement report has not yet been finalized.

Ms. Mays discussed the amended Agreement for Professional Services (the "Agreement") between the District and Pape-Dawson. Ms. Mays stated Pape-Dawson is preparing a response to comments received at the December Board meeting regarding the Agreement. The Board concurred for Director Peters to serve as the District liaison to discuss the Agreement with Pape-Dawson.

Following review and discussion, and based on the District engineer's recommendation, Director Peters moved to approve the engineer's report. Director Casagrande seconded the motion, which passed unanimously.

ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2026 TAX YEAR

Ms. Harrington discussed the “truth-in-taxation” property tax calculations and tax levy process for water districts and stated that Chapter 49 of the Texas Water Code establishes three main categories for water districts, based on a district’s development status and/or tax rate. She reviewed the definitions for each of the three categories and said the Board must annually determine the District’s category for that tax year and follow the associated notice and levy provisions in the Texas Water Code.

Discussion ensued regarding the District’s development status. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a Developed District for the 2026 tax year.

Following review and discussion, Director Peters moved to adopt a Resolution Regarding Development Status for 2026 Tax Year establishing the District as a Developed District for the 2026 tax year, pursuant to Section 49.23602, Texas Water Code, and direct that the Resolution be filed appropriately and retained in the District’s official records. Director Casagrande seconded the motion, which passed unanimously.

REVIEW DEVELOPER REIMBURSEMENT MATTERS

This matter was discussed under the engineer’s report.

ADDITIONAL BOOKKEEPING MATTERS

Mr. Leggett stated MAC is working to prepare the budget for fiscal year end 2027 to present at the next Board meeting.

The Board discussed sales tax revenue received by the District.

The Board discussed the Association of Water Board Directors (“AWBD”) winter conference. The Board considered approving reimbursement to directors for expenses incurred in attending the AWBD winter conference and authorizing attendance at the AWBD summer conference.

Following review and discussion, Director Peters moved to approve reimbursement of the AWBD winter conference expenses, which the bookkeeper confirmed were submitted in accordance with the District’s Travel Reimbursement Guidelines, and authorize attendance of Board members at the AWBD summer conference. The motion was seconded by Director Casagrande and passed unanimously.

CONSIDER APPROVING AMENDED AND RESTATED AGREEMENT WITH MUNICIPAL INFORMATION SERVICES, AND TAKE APPROPRIATE ACTION

The Board reviewed an amended and restated agreement between the District and MIS, as presented at the December Board meeting. Discussion ensued regarding data collected by MIS for the EVO report. The Board inquired about the timing for the receipt of the EVO report and the 10-year cash flow analysis, in relation to setting the District's tax rate.

Ms. Foss then discussed updates to the structure of the EVO report and the 10-year cash flow analysis report.

The Board concurred for Directors Chouinard and Porea to work with Ms. Foss on development of the District's MIS reports.

Following review and discussion, Director Porea moved to approve the amended and restated agreement between the District and MIS for one additional year. Director Casagrande seconded the motion, which passed unanimously.

NORTH HARRIS COUNTY REGIONAL WATER AUTHORITY ("NHCRWA") MATTERS

The Board discussed the February NHCRWA meeting. Discussion ensued regarding potential NHCRWA water rate increases. The Board then discussed communication with residents regarding NHCRWA water rates.

ADDITIONAL OPERATING MATTERS

Mr. Shelnut updated the Board on the sanitary sewer manhole survey. Mr. Shelnut stated Phase I of the sanitary sewer manhole survey is complete and MOC is working with the District's Operations Subcommittee and MUD 367's Operations Subcommittee to address the deficiencies found during the survey.

Mr. Shelnut requested Board approval for MOC to prepare and file the 2025 water loss audit.

Mr. Shelnut presented a list of delinquent customers to the Board and reported the customers on the termination list were delinquent in payment of their water and sewer bills and were given written notification, in accordance with the District's Rate Order, prior to the meeting of the opportunity to appear before the Board of Directors to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment.

Mr. Shelnut requested Board authorization to write off one delinquent utility account totaling \$426.92 and send to a collection agency. Mr. Shelnut noted the account

holder is renting the property. Discussion ensued, and the Board directed MOC to send a letter to the property owner requesting payment before writing off and sending the account to a collection agency.

Mr. Shelnutt discussed the leak report, a copy of which is attached to the operator's report, and updated the Board on the leak alert notifications for all EyeOnWater accounts listed on the leak report.

The Board inquired about generators located at District facilities.

The Board inquired about the use of GIS for District facilities.

Following review and discussion, Director Peters moved to: (1) approve and authorize filing of the 2025 water loss audit; (2) authorize termination of delinquent accounts, in accordance with the District's Rate Order, and direct that the delinquent customer list be filed appropriately and retained in the District's official records; (3) authorize MOC to send a letter to the owner of the property requesting payment for the delinquent utility account in the amount of \$426.92, as discussed; and (4) if the property owner does not pay the delinquent amount, send the delinquent account to a collection agency. Director Casagrande seconded the motion, which passed unanimously.

The minutes from the most recent Operations Subcommittee meeting were provided to the Directors prior to the meeting and are attached.

APPROVE LETTER AGREEMENT WITH GLEANNLOCH FARM COMMUNITY ASSOCIATION FOR DISTRICT CONTRIBUTION TOWARDS ELIGIBLE PROJECTS/COSTS

The Board reviewed a letter agreement with the Gleannloch Farms Community Association ("HOA") for a \$50,000 District contribution towards eligible projects and costs.

Following review and discussion, Director Peters moved to approve the letter agreement with the HOA. Director Casagrande seconded the motion, which passed unanimously.

REPORTS FROM DIRECTORS AND DISTRICT CONSULTANTS ON DISTRICT MATTERS

Director Casagrande discussed the AWBD cybersecurity session.

ATTORNEY'S REPORT

Ms. Harrington presented the District's updated Information Kit for 2026. The Board requested for Touchstone to post the Information Kit to the District website.

Following review and discussion, Director Peters moved to approve the updated Information Kit, subject to finalization, and direct that it be filed appropriately and retained in the District's official records. Director Casagrande seconded the motion, which passed unanimously.

There was no discussion on the new cybersecurity and artificial intelligence training requirements.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.

(SEAL)




Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

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ACTION LIST

| Action Item/Date Assigned | Status/Comments |
|---|---|
| Tax Tech | |
| MAC/MFS | |
| MOC | |
| Send letter to property owner for delinquent renter account and, if property owner does not pay delinquent amount, send account to collections (2/4/26) | |
| Undertake TRE testing of effluent at the WWTP (9/3/25) | |
| Complete Phase 1 of the sanitary sewer manhole survey at an estimated cost of \$3,000 (7/7/25) | 12/3/25 - Working to address deficiencies |
| Complete Phase 5 smoke testing repairs at an estimated cost of \$8,000 (7/7/25) | 9/3/35 - Testing complete; MOC to investigate two potential issues that may need to be repaired |
| Pape-Dawson | |
| Coordinate with Director Peters to finalize new engineering services contract (2/4/26) | |
| Prepare summary of repairs associated with SWS biannual report and obtain proposals from SWS, GLAMCO and Double Eagle for the repairs (2/4/26) | |
| Coordinate as needed with Property Acquisition Services regarding pending water line loop easement appraisals (12/3/25) | |
| Prepare metes and bounds for Mavis and Einstein tracts (11/5/25) | |
| GLAMCO | |
| Install lock on District gate adjacent to Gleannloch Farms sports clinic (2/4/26) | |
| Install four signs regarding prohibiting golf cart use and allowing catch-and-release fishing only at the Dove Manor pond (12/3/25) | |
| Oversee the Grove detention pond (12/3/25) | |
| Remove silt build-up in the channel behind water plant No. 2, at a cost not to exceed \$7,000 (10/1/25) | |
| Remove and replace plant material at the Grove detention pond at a cost of \$3,192.30 (9/3/25) | |

| Action Item/Date Assigned | Status/Comments |
|---|---|
| Provide herbicide treatments to the detention pond and channels upstream of Northpointe Blvd (9/3/25) | |
| Provide replacement fencing options for the walking trail at Dove Manor and Crescent Cove (8/6/25) | |
| Mow area along Northlake pond and hand mow certain additional areas (8/6/25) | |
| Install "Catch & Release" signs at the entrances of Northlake pond, The Grove pond and Dove Manor pond (8/6/25) | 12/3/25 - Install 4 no golf cart and catch and release fishing only signs |
| Best Trash | |
| Lake Pro | |
| Storm Water Solutions | |
| Complete repairs and maintenance at the NewQuest detention pond following completion of the Sherman Williams store (9/3/25) | 9/3/25 - Board approved proposal in the amount of \$24,912 Project on hold pending completion of adjacent construction |
| Double Eagle | |
| Directors | |
| Director Ryan will follow up with GLAMCO regarding the 3-rail fence at the Dove Manor/Crescent Cove walking trail (10/1/25) | |
| Director Peters work with engineer to finalize new engineering services contract (2/4/26) | |
| KGA/DeForest | |
| Touchstone | |
| ABHR | |
| Coordinate scheduling joint meetings with MUD 367 to tour areas of Gleannloch Farms and review the joint CPI (2/4/26) | |
| Coordinate HOA execution of letter agreement for District contribution (2/4/26) | |
| Review FEMA requirements relating to amended Pape-Dawson Professional Services Agreement (12/3/25) | |
| Public Power Pool (P3) | |
| McCall Gibson | |
| Prepare developer reimbursement report for the NewQuest detention pond (1/7/26) | |