

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 284,
OF HARRIS COUNTY, TEXAS

Minutes of the Meeting of the Board of Directors
September 2, 2025

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 284, of Harris County, Texas (the "District"), met in regular session, open to the public on September 2, 2025, in accordance with the duly posted Notice of Public Meeting and the roll was called of the duly constituted officers and members of the Board, as follows:

Jake Stanley, President
Nancy Hanson, Vice President
Sylvia Garza, Secretary
John Smith, Assistant Secretary
Aimee Moffat, Assistant Secretary

and all participated in the meeting, thus constituting a quorum.

Also attending the meeting were: Lance Gilliam of Creekstone Bear Creek Land LLC ("Creekstone") ; Jackie Kramer of Murr, Inc. ("MI"); Deputy Javier Urena of the Harris County Sheriff's Office ("HCSO"); Emma Highberger of Wheeler & Associates, Inc. ("Wheeler"); Brandon West of Touchstone District Services, LLC ("Touchstone"); Mike Scott of Si Environmental, LLC ("SiE"); Sean Humble of Sherrington-Humble, LLC ("S-H"); Roman Khoja of Municipal Accounts & Consulting, L.P. ("MAC"); and Christopher Skinner of Schwartz, Page & Harding, L.L.P. ("SPH").

The President called the meeting to order and declared it open for such business as might regularly come before the Board.

PUBLIC COMMENTS

The Board began by opening the meeting for public comments. There being no comments from the public, the Board continued to the next item of business.

MINUTES

The Board next considered approval of the draft minutes of its meetings held on August 5, 2025, and August 14, 2025. After review of the draft minutes presented, it was moved by Director Garza, seconded by Director Stanley and unanimously carried, that the minutes of the August 5, 2025, and August 14, 2025, meetings be approved, as written.

SECURITY MATTERS

Deputy Urena provided a verbal security report.

2025 TAX RATE RECOMMENDATION

Mr. Skinner advised the Board that the Harris Central Appraisal District has not yet released the certified taxable values for the District and recommended that the 2025 tax rate discussion be deferred until the October Board meeting. The Board then concurred to defer the consideration of the 2025 tax rate until the next Board meeting.

BOOKKEEPER'S REPORT

Mr. Khoja presented to and reviewed with the Board a written Bookkeeper's Report dated September 2, 2025, a copy of which report is attached hereto as **Exhibit A**. After discussion on the matter, it was moved by Director Smith that said report be approved and the disbursements identified in the Bookkeeper's Report be approved for payment. Director Garza seconded said motion, which unanimously carried.

QUALIFIED BROKERS AUTHORIZED TO ENGAGE IN INVESTMENT TRANSACTIONS WITH THE DISTRICT

The Board next considered adopting a list of qualified brokers authorized to engage in investment transactions with the District. Mr. Skinner advised that, pursuant to the Public Funds Investment Act, the Board is required to review such list at least annually. He presented to and reviewed with the Board the attached Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District, and a list of financial institutions, brokers and dealers attached thereto, together with a comparison of the list submitted and the list previously adopted by the Board; said resolution and lists are attached hereto as **Exhibit B**. Mr. Skinner further noted that the broker list presented is a list of potential institutions with which the District may engage in investment transactions compiled with the input of the District's Investment Officer, but it is ultimately the Board's decision as to where the District's funds are actually placed. After discussion, Director Garza moved that: (i) the attached Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District be approved by the Board and the District, and (ii) that the President and Secretary be authorized to execute same. Director Smith seconded said motion, which unanimously carried.

ANNUAL REVIEW OF ORDER ESTABLISHING POLICY FOR INVESTMENT OF DISTRICT FUNDS AND APPOINTING INVESTMENT OFFICER

The Board considered the annual review of its Order Establishing Policy for Investment of District Funds and Appointing Investment Officer (the "Investment Policy"), and the adoption of a Resolution in connection therewith. Mr. Skinner presented to and reviewed with the Board a memorandum prepared by SPH summarizing the proposed changes to the Investment Policy, a copy of which is attached hereto as **Exhibit C**. He presented for the Board's adoption a Resolution Regarding Review of Order Establishing Policy for Investment of District Funds and Appointing Investment Officer (the "Resolution"). After discussion on the matter, Director Garza moved that the revised Investment Policy and Resolution attached hereto as **Exhibit D** be adopted to reflect the proposed changes as noted therein, that the President and Secretary be authorized to execute same, and that the District's Investment Officer be authorized to purchase certificates of deposit for the District through IntraFi's Certificate of Deposit Account Registry Service. Director Smith seconded said motion, which unanimously carried.

ARBITRAGE COMPLIANCE SPECIALISTS ("ACS") INTERIM ARBITRAGE REBATE CALCULATIONS REPORTS (THE "ARBITRAGE REPORTS")

Mr. Skinner presented to and reviewed with the Board the ACS Arbitrage Reports for the District's Series 2021A Refunding Bonds and Series 2021B Refunding Bonds; copies of which reports are attached hereto as **Exhibit E**. Mr. Skinner noted that there were no actions required by the Board on this matter at this time.

TAX ASSESSOR-COLLECTOR REPORT

Ms. Highberger next presented to and reviewed with the Board the Tax Assessor-Collector Monthly Report dated August 31, 2025, and the Delinquent Tax Roll dated August 31, 2025, as prepared by Wheeler; a copy of the report and roll is attached hereto as **Exhibit F**. After discussion, it was duly moved by Director Smith, seconded by Director Stanley and unanimously carried, that the Tax Assessor-Collector Report be approved, and the disbursements identified therein be authorized for payment from the District's tax account.

DELINQUENT TAX COLLECTION ATTORNEYS' REPORT

The next Board deferred consideration of the Delinquent Tax Collection Attorneys' Report. Mr. Skinner informed the Board that the report is completed quarterly, and the next report is scheduled to be received in October 2025.

RESOLUTION AUTHORIZING ISSUANCE OF NOTICE OF DISCONTINUANCE OF DISTRICT SERVICES TO EMORY WEST CYPRESS APARTMENTS LOCATED AT 19770 CLAY ROAD, KATY, HARRIS COUNTY, TEXAS 77449

Mr. Skinner informed the Board that this matter will be discussed later in closed session.

OPERATIONS AND MAINTENANCE REPORT

Mr. Scott presented to and reviewed with the Board a written Operations and Maintenance Report dated September 2, 2025, a copy of which report is attached hereto as **Exhibit G**, relative to the status of projects within the District. Mr. Scott then noted that there were no action items presented, and no action was necessary by the Board regarding the report at this time.

STORM WATER MANAGEMENT REPORT

Mr. Skinner presented to the Board the Storm Water Management Report for September 2025 as prepared by Storm Water Solutions, a copy of which report is attached hereto as **Exhibit H** and noted that there were no action items presented.

ENGINEER'S REPORT

Mr. Humble presented to and reviewed with the Board a written Engineer's Report dated September 2, 2025, a copy of which report is attached hereto as **Exhibit I**, relative to the status of projects within the District. Mr. Humble then reported on the status of the West Harris County Regional Water Authority (the "WHCRWA") – Segment C Water Conversion Project to Water Plant No. 1. He noted that the surface water lines should be completed by the third quarter of 2026, and the District will then need to construct waterlines from the meter to the ground storage tanks and complete the required disinfection conversion. Mr. Humble then discussed WHCRWA's reimbursement to the District which will be paid at the end of the project. A copy of the WHCRWA's Water Conversion Update letter and checklists are attached to the Engineer's Report.

Mr. Humble next requested payment of Pay Estimate No. 13 in the amount of \$18,438.08 to Texas Wall Systems for work completed on the Administration Building/Recreational Center Project, and Invoice No. 25C14703-08 in the amount of \$607.00 payable to A&R Engineering and Testing, Inc. for testing work completed on the Administration Building/Recreational Center Project. After discussion, it was moved by Director Smith, seconded by Director Garza and unanimously carried that the Engineer's Report and all action items listed therein be approved, as

recommended by the District Engineer, including: (i) the approval or concurrence, as applicable, of all pay estimates, contract quantity adjustments, and change orders as may be listed therein (including the acceptance of any related TEC Form 1295).

RESOLUTION AUTHORIZING USE OF SURPLUS CONSTRUCTION FUNDS AND INTEREST EARNED ON CONSTRUCTION FUNDS TO FUND THE ADMINISTRATION BUILDING AND RECREATIONAL CENTER PROJECT

The Board deferred consideration of the approval of a proposed Resolution Authorizing Use of Surplus Construction Funds and Interest Earned on Construction Funds in connection with costs associated with completion of the Administration Building and Recreational Center Project until the next Board meeting.

ESCROW AGREEMENTS BETWEEN THE DISTRICT AND WEINGARTEN BEAR CREEK, LP ("WBC")

The Board deferred consideration of the approval of the escrow agreements between (i) the District and WBC, and (ii) the District and Creekstone, until the next Board meeting.

AMENDMENT TO UTILITY DEVELOPMENT AGREEMENT BETWEEN WBC AND THE DISTRICT AND ISSUANCE OF UTILITY COMMITMENT TO WBC

The Board deferred consideration of the approval of an Amended and Restated to Utility Development Agreement between WBC and the District and the issuance of a Utility Commitment to WBC, both related to WBC's request for additional capacity until the next Board meeting.

PARK AND ADMINISTRATION BUILDING MAINTENANCE REPORT

Ms. Kramer presented to and reviewed with the Board the Park and Building Maintenance and Management Report, a copy of which report is attached hereto as **Exhibit J**. Mr. Skinner noted that SPH is waiting on the approved and fully executed Agreement for Security Services at Administration Building Events between the District and Windstone Colony Community Association. After discussion, Mr. Skinner noted that there were no actions required by the Board on this matter at this time.

COMMUNICATIONS REPORT

Mr. West presented to and reviewed with the Board the September 2, 2025, Communications Report, a copy of which report is attached hereto as **Exhibit K**. After discussion, Mr. Skinner noted that there were no actions required by the Board on this matter at this time.

CLOSED SESSION

Director Smith moved that the Board enter into Closed Session at 1:03 p.m. to discuss matters pursuant to Texas Government Code, Section 551.071. Director Garza seconded the motion, which unanimously carried. Those in attendance, except the Board and Mr. Skinner and exited at this time.

RECONVENE IN OPEN SESSION

Director Smith moved that the Board reconvene in Open Session at 1:18 p.m. Director Stanley seconded the motion, which unanimously carried.

ATTORNEY'S REPORT

The Board then considered the Attorney's Report. In connection therewith, Mr. Skinner advised the Board that he had nothing additional to discuss with the Board of legal nature, which was not covered under specific agenda items.

FUTURE AGENDA ITEMS

The Board considered matters to be placed on future agendas and noted that there were no additional items other than the items set forth hereinabove.

ADJOURNMENT

There being no further business to come before the Board, on motion made by Director Smith, seconded by Director Stanley and unanimously carried, the meeting was adjourned.




Secretary
Board of Directors

LIST OF EXHIBITS

Exhibit A	Bookkeeper's Report
Exhibit B	Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions
Exhibit C	Memorandum – Debt Service Funds; CDARS; Annual Review of Investment Policy
Exhibit D	Resolution Regarding Review of Investment Policy
Exhibit E	Arbitrage Compliance Specialists - Series 2021A and Series 2021B Arbitrage Reports
Exhibit F	Tax Assessor-Collector Report
Exhibit G	Operations and Maintenance Report
Exhibit H	Storm Water Management Report
Exhibit I	Engineer's Report
Exhibit J	Park and Building Maintenance and Management Report
Exhibit K	Communications Report