

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

Minutes of the Meeting of the Board of Directors
February 4, 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 February 4, 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 Moffatt, Assistant Secretary

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

Also attending the meeting were: Asha Brewer, Kendra Davis and Darrell Hatch of the Harris County Public Health Department ("HCPH"); Loren Morales of Rathmann & Associates, L.P. ("RA"); Emma Highberger of Wheeler & Associates, Inc. ("Wheeler"); Roman Khoja of Municipal Accounts & Consulting, L.P. ("MAC"); Sean Humble of Sherrington-Humble, LLC ("S-H"); Mike Scott of Si Environmental, LLC ("SiE"); Brandon West of Touchstone District Services, LLC ("Touchstone"); and Christopher Skinner and Melia Berry 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

Ms. Davis, Ms. Brewer and Mr. Hatch presented to the Board a brochure from the HCPH explaining to the HCPH's Wastewater-Based Epidemiology Program, a copy of which brochure is attached hereto as **Exhibit A**, and responded to questions regarding same. After discussion, the Board concurred to add the matter to the next Board meeting agenda.

Ms. Davis, Ms. Brewer and Mr. Hatch exited the meeting at this time.

MINUTES

The Board next considered approval of the draft minutes of its meeting held on January 7, 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 January 7, 2025, meeting be approved, as written.

SECURITY MATTERS

The Board then deferred consideration of the Security Report as no representative from the Harris County Sheriff's Office was present at the meeting.

CONTINUING DISCLOSURE REPORT

The Board next considered the approval of the Continuing Disclosure Report (the "Disclosure Report") to be prepared and filed in connection with the District's outstanding bonds. Mr. Skinner reported that SPH has not yet received the Disclosure Report, but requested the Board approve the Disclosure Report subject to final review by SPH. After discussion, it was moved by Director Garza, seconded by Director Hanson and unanimously carried, that McCall, Parkhurst & Horton L.L.P. be authorized to file the Disclosure Report with the appropriate repositories prior to February 28, 2025, subject to final review of the Disclosure Report by SPH.

BOOKKEEPER'S REPORT AND QUARTERLY INVESTMENT INVENTORY REPORT

Mr. Khoja next presented to and reviewed with the Board the Bookkeeper's Report, dated February 4, 2025, a copy of which report is attached hereto as **Exhibit B**. He presented the cash flow report, fund balance report, capital projects fund summary, pledged securities report, profit and loss statement, a comparison of budgeted versus actual income and expenditures, debt service payment schedule, a cash flow forecast, the Weingarten General Operating Costs and the H.E.B. Hauling Costs, and reviewed same with the Board. After discussion, it was moved by Director Smith, seconded by Director Stanley and unanimously carried, to approve the Bookkeeper's Report and authorize the payment of the disbursements listed therein.

Mr. Khoja then presented to and reviewed with the Board the Quarterly Investment Inventory Report for the reporting period ending November 30, 2024, a copy of which report is attached to the Bookkeeper's Report. After discussion, it was moved by Director Smith, seconded by Director Stanley and unanimously carried, that the Quarterly Investment Inventory Report be approved, and that the District's Investment Officer be authorized to execute same on behalf of the Board and the District.

TAX ASSESSOR-COLLECTOR REPORT

Ms. Highberger then presented to and reviewed with the Board the Tax Assessor-Collector Monthly Report dated as of January 31, 2025, and the Delinquent Tax Roll dated as of January 31, 2025, as prepared by Wheeler, copies of which are attached hereto as **Exhibit C**. After discussion, it was duly moved by Director Stanley, seconded by Director Garza 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 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 for March 2025.

TAX-EXEMPT MULTI-FAMILY DEVELOPMENT WITHIN THE DISTRICT

Mr. Skinner next reported that discussions regarding payment of the tax exempt calculation are underway with the owner/operator of Aspen Oak Capital Partners and provided a short status report.

OPERATIONS AND MAINTENANCE REPORT

The Board then considered the Operations and Maintenance Report. Mr. Scott presented to and reviewed with the Board the Operations Report dated February 4, 2025, a copy which report is attached hereto as **Exhibit D**.

Mr. Scott next presented to and reviewed with the Board a Delinquent Letter Accounts Listing (the "Listing") dated January 31, 2025, a copy of which is attached to the Operations and Maintenance Report, and noted that the delinquent accounts identified in the Listing will be terminated if payment is not timely received, as per the District's Rate Order. Following discussion, the Board concurred to authorize SiE to terminate service if payment is not timely received, as per the District's Rate Order.

Mr. Scott then presented to and reviewed with the Board an updated Valve Survey, a copy of which is attached to the Operations and Maintenance Report.

Mr. Scott next presented to and reviewed with the Board a Leak Adjustment Request (the "Request") from prepared by SiE for the Windstone Colony Community Association, Inc., a copy of the Request is attached to the Operations and Maintenance Report. After discussion, Director Smith moved to authorize SiE to reduce the usage amount to the average of the prior three (3) months for the water and sanitary sewer and bill the adjusted rate. Director SiE, seconded the motion, which carried unanimously.

CONSUMER CONFIDENCE REPORTS

The Board considered authorizing SiE to provide the required information to districts receiving water from the District relative to Consumer Confidence Reports. After discussion on the matter, Director Garza moved that the Board authorize SiE to provide the required information to districts receiving water from the District relative to Consumer Confidence Reports. Director Smith seconded said motion, which carried unanimously.

ANNUAL REVIEW OF SURVEY OF WAGE RATE SCALES

The Board next considered the review of an annual survey of prevailing wage rates for construction projects and the adoption of a Resolution in connection therewith. In that regard, Mr. Skinner reported that SPH is recommending that the District adopt the revised United States Department of Labor ("DOL") wage rate scales for construction projects for Harris County, as permitted under Section 2258.022 of the Government Code. After discussion on the matter, Director Smith moved that the revised DOL wage rate scales for Harris County be adopted as the District's prevailing wage rate scales for construction projects, and that the Resolution Adopting Prevailing Wage Rate Scales for Construction Projects, attached hereto as **Exhibit E**, be adopted by the Board. Director Stanley seconded said motion, which unanimously carried.

RATIFICATION OF PRIOR APPROVAL OF STORM WATER SOLUTIONS PROPOSALS

The Board next considered the ratification of the prior approval of the two (2) proposals prepared by Storm Water Solutions to remove debris and clean the two stormceptors in the amount of \$7,187.00 each, ahead of the permit renewal. After discussion, it was moved by Director Garza, seconded by Director Stanley and unanimously carried that the prior approval of the Storm Water Solutions proposals be ratified and approved in all respects.

ENGINEER'S REPORT

The Board next considered the Engineer's Report. Mr. Humble presented the Engineer's Report dated February 4, 2025, a copy of which is attached hereto as **Exhibit F**, and reviewed same with the Board.

In connection with work completed at the Administration Building and Recreational Center Project, Mr. Humble then presented to the Board for approval of: (i) Pay Estimate No. 6 in the amount of 323,160.75 to Texas Wall Systems; and (ii) the payment of Invoice No. 2025062, in the amount of \$11,826.15, Invoice No. 2025137, in the amount of \$7,553.44, both payable to Project Surveillance, Inc., as well as Invoice No. 021770, in the amount of \$485.00, payable to Houston Inspection for work related to the performance of an ultra sound on the hydro-pneumatic tank (collectively, the "Invoices"). After discussion, Director Garza moved to approve Pay Estimate No. 6 and the Invoices as discussed. Director Smith seconded the motion, which unanimously carried.

Mr. Humble next reported that the water well will need recoating and a valve replacement. He noted that S-H will prepare a proposal for the Board to consider at the March Board meeting.

ADOPTION OF RESOLUTION CONCERNING DEVELOPED DISTRICT STATUS FOR 2025 TAX YEAR

Mr. Skinner next reminded the Board of the tax rate adoption procedures for special districts pursuant to S.B. 2. He noted that the procedures applicable to a particular district will depend, in part, upon whether it is determined to be a "Developing District" under Texas Water Code Section 49.23602 and then reviewed with the Board a worksheet completed by S-H to assist

the Board in making this determination, along with a Resolution Concerning Developed District Status for the 2025 Tax Year (the "Resolution"). Following discussion, upon motion duly made by Director Garza, seconded by Director Stanley and unanimously carried, the attached Resolution was adopted by the Board. The Resolution is attached hereto as **Exhibit G**.

UTILITY COMMITMENTS

In connection with the 62.271-acre Weingarten Bear Creel tract, Mr. Humble reported that S-H is working on a capacity availability letter for the annexation tract capacity increase from 481 ESFC's to 525 ESFCs.

Mr. Humble then reported that S-H is continuing to work with SPH on the completion of the proposed easements for the annexation property.

RECREATIONAL FACILITIES AND ADMINISTRATION BUILDING PROJECTS

Director Stanley presented to and reviewed with the Board a proposal from S-Tech Solutions ("STS") for STS to work with internet service providers to setup a primary and secondary internet service to the administration building, subject to completion of infrastructure buildout. After discussion, Director Garza motioned to accept the proposal. Director Stanley seconded the motion, which unanimously carried. A copy of the proposal is attached hereto as **Exhibit H**.

Mr. Skinner next reported that the draft Lease Agreement between the District and Harris County (the "County") has been submitted to the County for review and comment.

A discussion ensued regarding the District's capacity availability for the 62.271 annexed tract. Director Stanley requested S-H to prepare a chart reflecting who has been assigned capacity and how much capacity each entity has been allotted.

DEVELOPER'S REPORT

The Board then deferred the Developer's Report as there was no representative present from Windstone Development, Inc. or Weingarten Bear Creek Investment, LP.

COMMUNICATIONS REPORT

Mr. West next presented to and reviewed with the Board Touchstone's Communications Meeting Report dated February 4, 2025. A copy of the report is attached hereto as **Exhibit I**.

ANNUAL RENEWAL OF INSURANCE POLICIES

Mr. Skinner next presented to and reviewed with the Board the insurance renewal proposals prepared by Arthur J. Gallagher & Co. ("AJG"), for the 2025-2026 policy period (the "Proposal"). Mr. Skinner reported the receipt of the related TEC Form 1295 and provided the District with an original of said form. After discussion, Director Smith moved that: (i) the Board accept the Proposal from AJG for the renewal of the District's insurance policies, business travel and tax

assessor-collector bonds, (ii) the Board decline the optional coverage for workers compensation, cyber liability and peace officer bond, (iii) the President be authorized to execute such document on behalf of the Board and District, and (iv) the District accept AJG's TEC Form 1295 relative to the Proposal. Director Stanley seconded said motion, which passed with Directors Stanley, Hanson, Moffatt and Smith voting in favor such motion. Director Garza abstained from the voting on this matter. A copy of the Proposal is attached hereto as **Exhibit J**.

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 a legal nature which was not covered under specific agenda items.

CLOSED SESSION

The Board determined it would not be necessary to enter into Closed Session pursuant to Texas Government Code Section 551.071.

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 Garza, seconded by Director Stanley and unanimously carried, the meeting was adjourned.




Secretary
Board of Directors

LIST OF EXHIBITS

Exhibit A	HCPH's Wastewater-Based Epidemiology Program Brochure
Exhibit B	Bookkeeper's Report and Quarterly Investment
Exhibit C	Tax Assessor-Collector Report
Exhibit D	Operations and Maintenance Report
Exhibit E	Resolution Adopting Prevailing Wage Rate Scales for Construction Projects
Exhibit F	Engineer's Report
Exhibit G	Resolution Concerning Developed District Status for 2025 Tax Year
Exhibit H	S-Tech Solutions Proposal
Exhibit I	Communications Meeting Report
Exhibit J	2025-2026 Insurance Proposal from Arthur J. Gallagher & Co.