

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

Minutes of the Meeting of the Board of Directors
March 3, 2026

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 March 3, 2026, 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

all of whom participated in the meeting, thus constituting a quorum.

Also attending the meeting were: Deputy Jose Perez of the Harris County Sheriff's Office ("HCSO"); Loren Morales of Rathmann & Associates, L.P. ("Rathmann"); Emma Highberger of Wheeler & Associates, Inc. ("Wheeler"); Sean Humble of Sherrington-Humble, LLC ("S-H"); Mike Mr. Humble of Si Environmental, LLC ("SiE"); Brandon West of Touchstone District Services, LLC ("Touchstone"); Roman Khoja of Municipal Accounts & Consulting, L.P. ("MAC"); Jackie Kramer of the Park Rangers, LLC ("PR") and Murr Inc. ("MI"); 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 meeting held on February 3, 2026. After reviewing the draft minutes presented, it was moved by Director Smith, seconded by Director Garza and unanimously carried, that the minutes of the February 3, 2026, meeting be approved, as written.

SECURITY MATTERS

Deputy Perez addressed the Board and delivered a verbal security report. No Board action was required.

UNCLAIMED PROPERTY REPORT

The Board considered authorizing the preparation of Unclaimed Property Reports as of March 1, 2026. After discussion on the matter, Director Garza moved that the District's consultants be authorized to research the District's accounts to determine whether the District has unclaimed property and the District's Bookkeeper and Tax Assessor/Collector be authorized to prepare such

reports, file same with and transfer any unclaimed property with the Texas Comptroller. Director Stanley seconded said motion, which unanimously carried.

BOOKKEEPER'S REPORT

Mr. Khoja presented to and reviewed with the Board the Bookkeeper's Report, dated March 3, 2026, 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 Stanley seconded said motion, which unanimously carried.

TAX ASSESSOR-COLLECTOR REPORT

Ms. Highberger presented to and reviewed with the Board the Tax Assessor-Collector Monthly Report dated February 28, 2026, and the Delinquent Tax Roll dated February 28, 2026, as prepared by Wheeler; copies of the report and roll are attached hereto as **Exhibit B**. After review and discussion, it was duly moved by Director Garza, seconded by Director Smith 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 April 2026.

OPERATIONS AND MAINTENANCE REPORT

Mr. Humble presented to and reviewed with the Board a written Operations and Maintenance Report, dated March 3, 2026, a copy of which report is attached hereto as **Exhibit C**, relative to the status of utility systems operations within the District. Mr. Humble noted that there were no action items presented, and no action was necessary by the Board regarding the matters discussed in the report at this time.

ACCURATE METER & BACKFLOW, LLC PROPOSAL

Mr. Humble reported that Harris County Municipal Utility District No. 167 ("MUD 167") is expected to convert to chloramine water system disinfection later this year. He noted that at the time of conversion to chloramine disinfection, the District will enter into an Amended and Restated Emergency Water Supply Agreement (the "Amended and Restated Agreement") with MUD 167 and the repairs to the water interconnect facilities will begin. After discussion, there was no action taken by the Board on this matter.

ANNUAL WATER LOSS AUDIT

The Board considered the approval of the 2026 Annual Water Loss Audit (the "Audit"). In connection therewith, Mr. Humble informed the Board that SiE is preparing the Audit. Mr. Humble noted that the Audit will be filed with the Texas Water Development Board by May 1, 2026. After discussion, Director Stanley moved that the Board approve said Annual Water Loss Audit and authorize SiE to file same with the Texas Water Development Board. Director Garza seconded the motion, which unanimously carried.

ANNUAL IMPLEMENTATION REPORT REGARDING WATER CONSERVATION PLAN

Mr. Skinner advised the Board that the District is required to prepare and file an Annual Implementation Report (the "Report") regarding the District's Water Conservation Plan with the Texas Water Development Board (the "TWDB") and the West Harris County Regional Water Authority (the "WHCRWA"). He further advised the Board that the Annual Implementation Report is due to the TWDB and the WHCRWA by May 1, 2026. After discussion, Director Smith moved to Authorize the District's operator to prepare and file the Annual Implementation Report with the required authorities. Director Garza seconded the motion, which unanimously carried.

STORM WATER MANAGEMENT REPORT

Mr. Skinner presented to the Board the Storm Water Management Report for March 2026, as prepared by Storm Water Solutions ("SWS"), a copy of which report is attached hereto as **Exhibit D**, 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 March 3, 2026, a copy of which report is attached hereto as **Exhibit E**, relative to the status of projects within the District. After discussion, it was moved by Director Garza, seconded by Director Stanley and unanimously carried, that the Engineer's Report and all action items listed therein be approved, as recommended by S-H, including 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).

APPROVE PREVAILING WAGE RATES FOR CONSTRUCTION PROJECTS

Mr. Skinner presented to the Board for review and approval a Resolution Adopting Prevailing Wage Rate Scale for Construction Projects (the "Resolution"); a copy of the Resolution is attached hereto as **Exhibit F**. He reviewed various provisions of the Resolution with the Board. Mr. Skinner advised the Board that the District previously adopted the wage rates for Harris County and noted that S-H is recommending that the District adopt the Department of Labor's updated wage rates for Harris County effective January 1, 2026, and discussed same in detail with the Board. After discussion and consideration of the survey and the Resolution, Director Garza moved that the Board adopt the Resolution with Exhibit "A" to same reflecting the wage rates for the Department of Labor for Harris County, and that the President and the Secretary be authorized to execute and attest same on behalf of the Board and the District. Director Smith seconded said motion, which unanimously carried.

SUBMISSION OF CRITICAL LOAD STATUS INFORMATION TO ELECTRICITY PROVIDERS

Mr. Skinner reported that Section 13.1396 of the Texas Water Code requires that a District must annually submit to each electric distribution utility and each retail electric utility provider a list of its facilities which may qualify for critical load status and various emergency contact information for a determination that the facilities qualify for critical load status. After discussion on the matter, Director Garza moved that the District's Operator be authorized to make such annual filings on behalf of the District. Director Stanley seconded the motion, which carried unanimously.

ISSUANCE OF UTILITY COMMITMENTS

Mr. Humble noted that there were no utility commitments requested for Board consideration at this time.

DISTRICT FACILITIES FINANCING

The Board next discussed the possible Series 2027 and Series 2029 bond issues to finance certain District facilities. Mr. Morales provided bond financing and tax rate projections and responded to questions from the Board. After discussion, the Board took no action on the matters discussed.

ADMINISTRATION BUILDING PROJECT AND NORTH PARK PROJECT

Ms. Kramer presented to and reviewed with the Board the March 3, 2026, Park and Administration Building Maintenance Parks and Trail Design Report (the "Park Report") and responded to questions from the Board. A copy of the Park Report is attached hereto as **Exhibit G**. After discussion, Ms. Kramer noted that there was no action required by the Board on this matter at this time.

Ms. Kramer next presented to and reviewed with the Board the Administration Building and Grounds Rental Policies and Procedures and Pavilion Use Agreement Contract (collectively, the "Agreements"); copies of the Agreements are included in **Exhibit G**. Ms. Kramer noted that the Agreements were revised to reflect changes to the rental fees for each Agreement. After discussion, Director Smith moved to approve the revisions to the Agreements as presented. Director Stanley seconded the motion, which was unanimously carried.

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 presented to and reviewed with the Board the March 3, 2026, Communications Report, a copy of which report is attached hereto as **Exhibit H**. After discussion, Mr. West noted that there was no action required by the Board on this matter at this time.

SUPPLEMENTAL AGENDA

The Board considered cancellation of the Director Election called for May 2, 2026. Mr. Skinner advised that, in accordance with Subchapter C, Chapter 2 of the Texas Election Code, the District may cancel the Director Election if each candidate whose name is to appear in the ballot and/or has registered as a write-in candidate is unopposed as of 5:00 p.m. on February 17, 2026. In such case, the Board may declare the unopposed candidates to be elected. In that regard, there was presented to the Board a certificate of the Secretary declaring all candidates unopposed. Mr. Skinner then presented and reviewed the Order Declaring Candidates Elected, attached hereto as **Exhibit I**. After discussion, Director Smith moved that the Order be adopted by the Board declaring Jake Stanley, Nancy Wilson and Sylvia Garza each elected a Director of the District, each to serve a term of four years or until a successor is duly elected or appointed, that the President be authorized to execute and the Secretary to attest same on behalf of the Board and the District, and that the Director Election called for May 2, 2026, be cancelled. Director Garza seconded said motion, which unanimously carried.

ATTORNEY'S REPORT

The Board next considered the Attorney's Report. In connection therewith, Mr. Skinner reported receiving a request from Texas Pride Disposal to present and discuss with the Board a proposal for solid waste disposal and recycling collection services. After discussion, the Board

concluded that the District was not soliciting bids for an alternate solid waste disposal and recycling collection provider at this time but noted that Texas Pride Disposal can submit a proposal for solid waste disposal and recycling collection services if it so chooses.

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 Garza and unanimously carried, the meeting was adjourned.


Secretary
Board of Directors



LIST OF EXHIBITS

Exhibit A	Bookkeeper's Report
Exhibit B	Tax Assessor-Collector Report
Exhibit C	Operations and Maintenance Report
Exhibit D	Storm Water Management Report
Exhibit E	Engineer's Report
Exhibit F	Resolution Adopting Prevailing Wage Rate Scale for Construction Projects
Exhibit G	Park and Administration Building Maintenance Parks and Trail Design Report, Administration Building and Grounds Rental Policies and Procedures and Pavilion Use Agreement Contract
Exhibit H	Communications Report
Exhibit I	Order Declaring Candidates Elected