

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

Minutes of the Meeting of the Board of Directors
June 3, 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 June 3, 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: Detective Javier Urena of Harris County Sheriff's Office; Emma Highberger of Wheeler & Associates, Inc. ("Wheeler"); Jackie Kramer of Murr, Inc. ("MI"); 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, Sophia Wall and Melia Berry of Schwartz, Page & Harding, L.L.P. ("SPH"). Michael Murr of MI entered the meeting after it had been called to order, as noted herein.

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 May 6, 2025. Mr. Skinner noted a correction to the draft minutes. After review of the draft minutes presented, it was moved by Director Garza, seconded by Director Smith and unanimously carried, that the minutes of the May 6, 2025, meeting be approved, as revised.

BOOKKEEPER'S REPORT

Mr. Khoja presented to and reviewed with the Board a written Bookkeeper's Report dated June 3, 2025, a copy of which report is attached hereto as **Exhibit A**. Mr. Khoja then requested

the approval to pay check number 10346 in the amount of \$30,092.41 payable to Park Rangers and check number 2107 in the amount of \$23,818.54 payable to MI. After discussion on the matter, it was moved by Director Smith that the Bookkeeper's Report be approved and the checks identified in the Bookkeepers Report be approved for payment including check number 10346 in the amount of \$30,092.41 payable to Park Rangers and check number 2107 in the amount of \$23,818.54 payable to Murr, Inc. Director Garza seconded said motion, which unanimously carried. Mr. Khoja noted that check numbers 10346 and 2107 will be reflected in the July Bookkeeper's Report.

Mr. Khoja next reported that the District will not have enough funds to pay for additional pay estimates for the construction of the Administration Building and requested the Board authorize the use of surplus construction funds to cover the difference. Mr. Skinner informed the Board that a self-authorized surplus funds resolution will be required and noted that the approval of same will be added to the July agenda.

SECURITY MATTERS

Detective Urena addressed the Board and provided a verbal District security report.

UNCLAIMED PROPERTY REPORTS

The Board next considered approval of an Unclaimed Property Report as of March 1, 2025, and the filing of same with the Texas Comptroller of Public Accounts (the "Comptroller") prior to July 1, 2025. In connection therewith, Mr. Khoja presented to and reviewed with the Board a report detailing \$2,149.50 of unclaimed property for the reporting period, a copy of which report is attached hereto as **Exhibit B**. Ms. Highberger then presented to and reviewed with the Board a report detailing that there was no unclaimed property in the District's tax accounts for the reporting period, a copy of which report is included in **Exhibit B**. After discussion, Director Garza moved that MAC and Wheeler be authorized to file said Unclaimed Property Reports with the Comptroller prior to July 1, 2025, and remit said unclaimed property to the Comptroller. Director Stanley seconded said motion, which unanimously carried.

MUNICIPAL RISK MANAGEMENT GROUP, LLC ("MRMG") ANNUAL MAINTENANCE FOR ARBITRAGE ANALYSIS REPORT

Mr. Skinner presented to and reviewed with the Board an arbitrage report from MRMG concerning arbitrage and yield restriction regulations relative to the District's outstanding bonds, a copy of which report is attached hereto as **Exhibit C**. Mr. Skinner informed the Board that MRMG is recommending an interim calculation report be completed by Arbitrage Compliance Specialists ("ACS"). He noted that the district already has an evergreen engagement letter with ACS to provide arbitrage calculation services relative to the District's outstanding bonds. Mr. Skinner reported that MRMG is now requesting the Board concur in authorizing ACS to prepare interim calculation reports for the Series 2017 Bonds, the Series 2021A Refunding Bonds and the Series 2021B Refunding Bonds during the upcoming year. After discussion, the Board concurred to authorize ACS to prepare interim calculation reports for the Series 2017 Bonds, the Series 2021A Refunding Bonds and the Series 2021B Refunding Bonds during the upcoming year.

TAX ASSESSOR-COLLECTOR REPORT

Ms. Highberger next presented to and reviewed with the Board the Tax Assessor-Collector Monthly Report dated as of May 31, 2025, and the Delinquent Tax Roll dated as of May 31, 2025, as prepared by Wheeler, copies of which report and tax roll are attached hereto as **Exhibit D**. After discussion, it was duly moved by Director Garza, 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 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 July 2025.

TAX-EXEMPT MULTI-FAMILY DEVELOPMENT WITHIN THE DISTRICT

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 June 3, 2025, a copy of which report is attached hereto as **Exhibit E**, relative to the status of projects within the District. Mr. Scott then noted that there were no action items presented, and no action necessary by the Board regarding the report at this time.

PROFESSIONAL SERVICE AGREEMENT – REVISED RATE SCHEDULE

Mr. Scott next presented to and reviewed with the Board a Contractual Rate Change Form, effective June 1, 2025, a copy of the Contractual Rate Change Form is attached hereto as **Exhibit F**. He reported that SiE will be increasing its rates by approximately 1.9% as per the most current Consumer Price Index (the "CPI") for the Southwest Region and noted that an annual CPI adjustment is provided for in the District's contract with SiE and requires no action from the Board. After discussion, the Board concurred with the contractual rate change.

Mr. Skinner next reported that SPH will review the Contractual Rate Change Form and confirm if the Rate Order needs to be amended to reflect the CPI increases. After discussion, Director Garza moved to approve any necessary changes to the District's Rate Order, subject to final review by SPH. Director Stanley seconded the motion and unanimously carried.

ENGINEER'S REPORT

The Board next considered the Engineer's Report. Mr. Humble presented the Engineer's Report dated June 3, 2025, a copy of which report is attached hereto as **Exhibit G**, and reviewed same with the Board. 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 the District Engineer, including the approval or concurrence, as applicable, of all pay estimates, contract quantity adjustments, and change orders as may be listed therein and the acceptance of any related Texas Ethics Commission ("TEC") Form 1295(s).

CRITICAL LOAD STATUS

Mr. Skinner advised the Board that Section 13.1396 of the Texas Water Code, as amended, requires the District to update its information identifying the location and description of facilities that have qualified for critical load status and its information regarding emergency contacts (a) annually to each electric utility that provides transmission and distribution service to the District and each retail electric provider that sells power to the District, and (b) immediately upon any change in the information to the above entities, as well as to the office of emergency management of Harris County, the Public Utility Commission of Texas, and the division of emergency management of the governor. Mr. Scott advised that SiE has completed the annual update and will, if required, submit any changes to the information to the appropriate entities. After discussion, Director Garza moved that SiE be authorized to make such annual filings on behalf of the District. Director Stanley seconded the motion, which unanimously carried.

UTILITY COMMITMENTS

A discussion ensued regarding the issuance of capacity to future development projects. After discussion, there was no action taken by the Board on this matter at this time.

RECREATIONAL FACILITIES AND ADMINISTRATION BUILDING PROJECTS

Ms. Kramer next gave a verbal update on the Administration Building and Park construction projects.

COMMUNICATIONS REPORT

Mr. West presented to and reviewed with the Board Touchstone's Communications Meeting Report dated June 3, 2025. A copy of the report is attached hereto as **Exhibit H**.

Mr. West next presented to and reviewed with the Board a proposed Exhibit A5 to the Consulting Agreement – Virtual Tour Capture and Hosting and related TEC Form 1295, a copy of which is attached hereto as **Exhibit I**. After discussion, Director Garza moved to approve the contract amendment as presented and authorize SPH to accept and acknowledge the related TEC Form 1295. Director Stanley seconded the motion, which unanimously carried.

Mr. Skinner next presented to and reviewed with the Board a draft of the Administration Building and Grounds Rental Policies and Procedures, a copy of which is attached hereto as **Exhibit J**. He then presented to and reviewed with the Board a draft of the Pavilion Use Agreement, a copy of which is attached hereto as **Exhibit K**. After discussion, Director Garza moved to approve the Administration Building and Grounds Rental Policies and Procedures and the Pavilion Use Agreement, subject to final review by SPH. Director Stanley seconded the motion, which unanimously carried. Director Stanley requested that the Administration Building

and Grounds Rental Policies and Procedures and the Pavilion Use Agreement be finalized and posted on the District's website by Friday, June 6, 2025.

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.

AUTHORIZE COMPLETION, EXECUTION AND FILING WITH THE SECRETARY OF STATE OF A VOTING SYSTEM ANNUAL FILING FORM

The Board considered authorizing the completion, execution and filing with the Secretary of State of a Voting System Annual Filing Form relative to District elections. Mr. Skinner advised that pursuant to the Texas Election Code, each political subdivision in the State of Texas is required to complete and file said Form with the Secretary of State's office. After discussion, Director Garza moved that SPH be authorized to complete and execute the Voting System Annual Filing Form and to file same with the Secretary of State's Office on behalf of the Board and the District. Director Smith seconded said motion, which carried unanimously.

RECORDS DESTRUCTION REQUEST

Mr. Skinner advised the Board that the District's Records Retention Schedules adopted in connection with its Records Management Program require that certain records of the District be retained only for specific periods of time based on the type of record. As an example, he explained that notes taken during meetings which are used to prepare the official minutes of Board meetings are to be retained for ninety days after approval of such minutes by the Board. He next presented a request from the District's Records Management Officer for approval to destroy certain records (which will not be scanned in and stored electronically) in accordance with the District's Records Retention Schedules. A copy of the subject request is attached hereto as **Exhibit L** (the "Request"). After discussion on the matter, Director Garza moved that SPH be authorized to destroy the records described in the Request. Director Stanley seconded said motion, which unanimously carried.

CLOSED SESSION

Director Smith motioned to enter into Closed Session at 12:35 p.m. to discuss matters pursuant to Texas Government Code, Section 551.071. Director Stanley seconded the motion, which unanimously carried. Those in attendance, except the Board, Mr. Humble, Mr. Skinner, Ms. Wall and Ms. Berry, exited at this time.

RECONVENE IN OPEN SESSION

Director Stanley motioned to reconvene in Open Session at 1:00 p.m. Director Garza seconded the motion, which unanimously carried. Detective Urena and Mr. Murr entered the meeting at this time.

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.


FUTURE AGENDA ITEMS

Mr. Skinner reminded the Board that the July 1, 2025, Board meeting will be held in the Administration Building located at 19623 Windy Stone Drive, Katy, Texas 77449.

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	Unclaimed Property Reports
Exhibit C	Municipal Risk Management Group, LLC Annual Maintenance for Arbitrage Analysis Report
Exhibit D	Tax Assessor-Collector Report
Exhibit E	Operations and Maintenance Report
Exhibit F	Contractual Rate Change Form
Exhibit G	Engineer's Report
Exhibit H	Communications Report
Exhibit I	Exhibit A5 to the Consulting Agreement – Virtual Tour Capture and Hosting
Exhibit J	Administration Building and Grounds Rental Policies and Procedures
Exhibit K	Pavilion Use Agreement
Exhibit L	Records Destruction Request