

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

Minutes of the Meeting of the Board of Directors
May 6, 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 May 6, 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: 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 and Melia Berry of Schwartz, Page & Harding, L.L.P. ("SPH"). Detective Javier Urena of Harris County Sheriff's Office 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 April 1, 2025. After review of the draft minutes presented, it was moved by Director Smith, seconded by Director Garza and unanimously carried, that the minutes of the April 1, 2025, meeting be approved, as written.

BOOKKEEPER'S REPORT AND QUARTERLY INVESTMENT REPORT

Mr. Khoja then presented to and reviewed with the Board the Bookkeeper's Report, dated May 6, 2025, a copy of which report is attached hereto as **Exhibit A**. 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, and the Weingarten General Operating Costs, and reviewed same with the Board. Mr. Khoja next requested Board approve check number 1013 in the amount of \$7,534.16 and authorize payment of same to Stilwell Earl & Apostolakis, LLP ("SEA"). After discussion, it was moved by Director Garza, seconded by Director Smith and unanimously carried, to approve the Bookkeeper's Report and authorize the payment of the disbursements listed therein, including check number 1013 to SEA.

Mr. Khoja then presented to and reviewed with the Board the Quarterly Investment Report for the reporting period ending February 28, 2025, a copy of which Report is attached to the Bookkeeper's Report. After discussion, it was moved by Director Garza, seconded by Director Smith and unanimously carried, that the Quarterly Investment Report be approved, and that the District's Investment Officer be authorized to execute same on behalf of the Board and the District.

Detective Urena entered the meeting during the discussion of the Bookkeeper's Report.

SECURITY MATTERS

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

UNCLAIMED PROPERTY

In connection with the preparation of Unclaimed Property Reports, the Board concurred to defer the matter until the June Board meeting.

YIELD RESTRICTION REPORT

Mr. Skinner next presented to and reviewed with the Board an Interim Yield Restriction Report for the District's Series 2017 Unlimited Tax Bonds prepared by Arbitrage Compliance Specialists, copy of which is attached hereto as **Exhibit B**. Mr. Skinner reported that the District has no yield restriction payment due to the Internal Revenue Service ("IRS") at this time. After discussion, it was moved by Director Garza, seconded by Director Smith and unanimously carried, to approve the Yield Restriction Report, and to authorize MAC to execute the IRS 8038-T form and submit same with payment to the IRS prior to the January 13, 2025, deadline on behalf of the Board and the District.

TAX ASSESSOR-COLLECTOR REPORT

Ms. Highberger next presented to and reviewed with the Board the Tax Assessor-Collector Monthly Report dated as of April 30, 2025, and the Delinquent Tax Roll dated as of April 30, 2025, as prepared by Wheeler, copies of which report and roll are attached hereto as **Exhibit C**. After 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 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

The Board next considered the Operations and Maintenance Report. Mr. Scott presented to and reviewed with the Board the Operations Report dated May 6, 2025, a copy of 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 May 5, 2025, a copy of which Listing 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.

APPROVAL OF CONSUMER CONFIDENCE REPORT

Mr. Scott then presented to and reviewed with the Board a draft of the District's Consumer Confidence Report (the "CCR"), the format of which is dictated by the Texas Commission on Environmental Quality and by the United States Environmental Protection Agency. A copy of the draft CCR is included in the Operations Report. He advised the Board that the CCR must be provided to all customers of the District and posted to the District's website prior to July 1 of this year, as required by law. Mr. Scott advised the Board that SiE can provide the District's CCR to the District's customers (a) by mailing a paper copy of such CCR to each customer, or (b) in an electronic format viably including a direct URL link included on the next water bill rather than by mail, if the board so desires. After discussion on the matter, it was moved by Director Garza, seconded by Director Stanley, and unanimously carried that the CCR be approved by the Board, subject to SPH's final review and approval, and that SiE be authorized and directed to send a copy of the CCR to the Web site provider for posting on the District's web site and to distribute same to the District's customers by mail and in an electronic format as described above prior to the July 1 deadline.

ENGINEER'S REPORT

The Board next considered the Engineer's Report. Mr. Humble presented the Engineer's Report dated May 6, 2025, a copy of which report is attached hereto as **Exhibit E** 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. 9 in the amount of \$494,256.83 to Texas Wall Systems; (ii) the payment of Invoice No. 2025353, in the amount of \$8,944.00, payable to Project Surveillance, Inc.; and (iii) the payment of Invoice No. 25C14703-05, in the amount of \$1,252.00, payable to A&R Engineering and Testing, Inc. After discussion, Director Smith moved to approve all actions presented in the Engineer's Report as discussed. Director Garza seconded the motion, which unanimously carried.

UTILITY COMMITMENTS

Mr. Humble then reported that S-H had nothing new to report in connection with the 62.271-acre Weingarten Bear Creek tract, or the status of the capacity requests from Blue Wave Express to serve its proposed car wash development at Elm Tree Dale Drive and Clay Road, and W Land Development to serve its proposed residential community until S-H determines how much capacity the District has remaining that it can allocate.

A discussion ensued regarding the issuance of capacity to future development projects. After discussion, Director Smith moved to: (i) authorize the District's operator to decline any requests for capacity until the Board has been provided S-H's water allocation report that identifies the capacity that has been assigned and the capacity that is remaining; and (ii) authorize S-H to prepare a draft water allocation report for SPH review and comment. Director Garza seconded the motion, which unanimously carried.

RECREATIONAL FACILITIES AND ADMINISTRATION BUILDING PROJECTS

Ms. Kramer next presented to and reviewed with the Board a Park Construction Report, dated May 2025, a copy of which report is attached hereto as **Exhibit F**.

In connection with the status of the Lease Agreement between Harris County and the District (the "Lease Agreement") Director Stanley reported that the next Harris County Commissioner's Court is scheduled for May 22, 2025, and requested that the Lease Agreement be finalized and sent to him for delivery to Harris County Commissioner's Court.

Mr. Skinner reported that SPH is still reviewing the Pavilion Use Agreement Contract and the Administration Building and Grounds Rental Policies and Procedures and will have comments to MI before the June Board meeting.

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 May 6, 2025. A copy of the report is attached hereto as **Exhibit G**.

CLOSED SESSION

Director Garza motioned to enter into Closed Session at 12:37 p.m. to discuss matters pursuant to Texas Government Code, Section 551.071. Director Smith seconded the motion, which unanimously carried. Those in attendance, except the Board, Mr. Humble, Mr. Skinner and Ms. Berry, exited at this time.

RECONVENE IN OPEN SESSION

Director Garza motioned to reconvene in Open Session at 1:00 p.m. Director Garza seconded the motion, which unanimously carried. Mr. Khoja, Mr. Scott and Ms. Highberger re-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.

Director Garza then motioned to authorize SPH to take action as discussed in closed session. Director Smith seconded the motion, which unanimously carried.

FUTURE AGENDA ITEMS

Director Stanley requested that the consideration of an agreement between the District and the Windstone Colony Community Association for event deputy coverage be added to the June agenda. After discussion, the Board concurred to add the matter to the June 3, 2025, agenda.

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	Bookkeeper's Report and Quarterly Investment Report
Exhibit B	Yield Restriction Report for the District's Series 2017 Unlimited Tax Bonds
Exhibit C	Tax Assessor-Collector Report
Exhibit D	Operations and Maintenance Report
Exhibit E	Engineer's Report
Exhibit F	Park Construction Report
Exhibit G	Communications Meeting Report