

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

Minutes of the Meeting of the Board of Directors
March 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 March 4, 2025, in accordance with the duly posted Amended 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, except Director Smith, 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, Cole Trollinger and Melia Berry of Schwartz, Page & Harding, L.L.P. ("SPH"). Leanne Riman of W Land Development ("WLD"), James Stilwell of Stilwell, Earl & Apostolakis LLP ("SEA") and Michael Murr of MI, each entered the meeting after it had been called to order.

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

MINUTES

The Board next considered approval of the draft minutes of its meeting held on February 4, 2025. Director Stanley noted certain corrections to the draft minutes. 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 February 4, 2025, meeting be approved, as revised.

SECURITY MATTERS

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

Ms. Riman entered the meeting during the discussion of the security report.

PUBLIC COMMENTS

Ms. Riman introduced herself to the Board and presented to and reviewed with the Board a proposed land plan prepared by WLD, a copy of which proposed plan is attached hereto as **Exhibit A**. Ms. Riman informed the Board that WLD is under contract to purchase a 25.8-acre tract of land located northwest of Fry Road and Clay Road, on which WLD plans to construct 266 residential units consisting of approximately 128 cottages and 138 townhomes. Ms. Riman noted that the proposed plans constitute one gated residential community. Ms. Riman then requested that a feasibility study be prepared by the District's engineer and noted that WLD would pay all expenses for the study.

Mr. Humble explained the District's current capacity allotment and noted that a water plant improvements project would be needed to serve the proposed development.

After discussion, the Board concurred to: (i) defer WDL's request for a feasibility study at this time; and (ii) authorize S-H to determine how much water and sanitary sewer capacity the District has available and the projected taxable value the proposed project would bring to the District. The Board next requested that WDL provide a timeline projection for the proposed project to S-H for review. Ms. Riman then noted that WDL would like to have a completed feasibility study within the next 90 days.

Mr. Stilwell entered the meeting during Ms. Riman's presentation.

BOOKKEEPER'S REPORT

Mr. Khoja next presented to and reviewed with the Board the Bookkeeper's Report, dated March 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 Garza, seconded by Director Stanley and unanimously carried, to approve the Bookkeeper's Report and authorize the payment of the disbursements listed therein.

UNCLAIMED PROPERTY

The Board considered authorizing the preparation of Unclaimed Property Reports as of March 1, 2025. After discussion on the matter, Director Stanley 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/or Tax Assessor/Collector be authorized to prepare such report for the Board's approval. Director Garza seconded said motion, which unanimously carried.

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 February 28, 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 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 April 2025.

TAX-EXEMPT MULTI-FAMILY DEVELOPMENT WITHIN THE DISTRICT

Mr. Skinner next reported that this matter would be discussed in closed session later in the meeting.

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 March 4, 2025, a copy of which report is attached hereto as **Exhibit D**.

Mr. Scott then reported that seventy water line valves remain to be repaired and then the project will be completed. Mr. Scott further reported that a final valve survey will be presented to the Board at the April Board meeting.

Mr. Scott next presented to and reviewed with the Board a Delinquent Letter Accounts Listing (the "Listing") dated February 28, 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.

ANNUAL IMPLEMENTATION REPORT REGARDING WATER CONSERVATION PLAN

Mr. Skinner next advised the Board that the District is required to prepare and file an Annual Implementation Report regarding the District's Water Conservation Plan ("WCP") with the Texas Water Development Board ("TWDB") and the North Fort Bend Water Authority ("NFBWA"). He further advised the Board that the WCP Annual Implementation Report is due to the TWDB and the NFBWA by May 1, 2025. Upon motion made by Director Garza, seconded by Director Stanley, and unanimously carried, the Board authorized SiE to prepare and file the Annual Implementation Report with the TWDB and the NFBWA prior to the May 1, 2025, deadline.

ENGINEER'S REPORT

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

Mr. Humble then reported that the storm ceptors have been cleaned.

In connection with the valve survey, Mr. Humble requested SiE to forward the final report to S-H for review before distributing the report to 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. 7 in the amount of \$159,817.50 to Texas Wall Systems; (ii) the payment of Invoice No. 2025197, in the amount of \$8,944.00, payable to Project Surveillance, Inc.; and (iii) Pay Estimate No. 1 in the amount of \$177,463.13 and Pay Estimate No. 2 in the amount of \$182,185.60 both payable to ISJ Underground Utilities for work completed on the storm sewer and private detention facility serving the 5.7-acre tract. After discussion, Director Garza moved to approve all actions presented in the Engineer's Report as discussed. Director Stanley seconded the motion, which unanimously carried.

SUBMISSION OF CRITICAL LOAD STATUS INFORMATION TO RETAIL ELECTRIC PROVIDER

Mr. Skinner reported that Section 13.1396, 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 that 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.

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 ESFCs to 525 ESFCs.

Mr. Skinner next reported that the Weingarten easements would be forwarded to S-H for review before sending them to Weingarten for execution.

Mr. Humble then reported receiving a capacity request from Blue Wave Express ("BWE") for a proposed car wash development at Elm Tree Dale Drive and Clay Road, and WLD for a proposed residential community. Copies of BWE's and WLD's site plans are attached to the Engineer's Report. After discussion, the Board deferred action on the capacity requests from BWE and WLD until S-H determines how much capacity the District has remaining that it can allocate.

Ms. Riman exited and Mr. Murr entered the meeting during the discussion of the Engineer's Report.

RECREATIONAL FACILITIES AND ADMINISTRATION BUILDING PROJECTS

Mr. Skinner next reported that SPH is reviewing the: (i) Administration Building Maintenance/Management Agreement between the District and Park Rangers, LLC; (ii) Park Maintenance Agreement between the District and Park Rangers, LLC; (iii) Pavilion Use Agreement Contract; and (iv) Administration Building and Grounds Rental Policies and Procedures and will have comments to MI before the April Board meeting.

Ms. Kramer then informed the Board that MI will present a virtual tour of the park and administration building sites at the April Board meeting.

Director Stanley next reported on the status of Harris County's review of the draft Lease Agreement.

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 March 4, 2025. A copy of the report is attached hereto as **Exhibit F**.

HARRIS COUNTY PUBLIC HEALTH DEPARTMENT'S WASTEWATER-BASED EPIDEMIOLOGY PROGRAM

The Board then discussed the District's participation in the Harris County Public Health Department ("HCPH") Wastewater-Based Epidemiology Program. After discussion, the Board concurred not to participate in the program at this time and authorized Touchstone to contact Asha Brewer of HCPH and inform her of the Board's decision.

CLOSED SESSION

Director Stanley motioned to enter into Closed Session at 12:43 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, Mr. Stilwell, Mr. Humble, Mr. Skinner, Mr. Trolinger and Ms. Berry, exited at this time.

RECONVENE IN OPEN SESSION

Director Garza motioned to reconvene in Open Session at 1:30 p.m. Director Stanley seconded the motion, which unanimously carried.

Mr. Khoja and Ms. Highberger re-entered the meeting and Ms. Garza and Mr. Humble exited 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.

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	W Land Development 25.8-acre Land Plan
Exhibit B	Bookkeeper's Report
Exhibit C	Tax Assessor-Collector Report
Exhibit D	Operations and Maintenance Report
Exhibit E	Engineer's Report
Exhibit F	Communications Meeting Report