

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

Minutes of the Meeting of the Board of Directors
October 7, 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 October 7, 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: Loren Morales of Rathmann & Associates, L.P. ("R&A"); Detective Javier Urena of the Harris County Sheriff's Office ("HCSO"); Emma Highberger of Wheeler & Associates, Inc. ("Wheeler"); Mike Scott of Si Environmental, LLC ("SiE"); Sean Humble of Sherrington-Humble, LLC ("S-H"); Roman Khoja of Municipal Accounts & Consulting, L.P. ("MAC"); 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 September 2, 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 September 2, 2025, meeting be approved, as written.

SECURITY MATTERS

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

2025 TAX RATE RECOMMENDATION

Mr. Morales presented the Board with R&A's recommendation regarding the proposed 2025 debt service tax rate and maintenance tax rate, a copy of which recommendation is attached hereto as **Exhibit A**. Mr. Morales advised that R&A is recommending a proposed 2025 debt service tax rate of \$0.35 per \$100 of assessed valuation and a proposed 2025 maintenance tax rate of \$0.39 per \$100 of assessed valuation. There next followed a discussion concerning the requirements for notice of the District's intention to adopt a 2025 tax rate. Mr. Skinner advised that, pursuant to Section 49.236 of the Texas Water Code, as amended, the District is required to provide a notice containing certain tax-related information in connection with each meeting at which the adoption of a tax rate will be considered. Mr. Skinner further advised that the information to be included in the notice is set forth in the Texas Water Code and includes the proposed tax rate to be adopted. He advised that the District must provide the notice by either (i) publishing it at least once in a newspaper having general circulation in the District at least seven days before the date of the meeting at which the tax rate will be adopted, or (ii) mailing it to each owner of taxable property in the District, at the address shown on the most recently certified tax roll of the District, at least ten days before the date of the meeting. After further discussion on the matter, Director Smith moved that that (i) R&A provide additional maintenance tax revenue analysis for consideration at the next Board meeting, (ii) accept a proposed 2025 debt service tax rate of \$0.35 per \$100 of assessed valuation and proposed maintenance tax rate of \$0.325 per \$100 of assessed valuation for a total tax rate of \$0.675, and (iii) the District's tax assessor-collector be authorized to publish notice of the District's intention to adopt a 2025 tax rate at its next meeting in the form and at the time required by law. Director Garza seconded said motion, which unanimously carried. The Board then concurred that the notice should be published by the tax assessor-collector in *Katy Rancher*.

HOUSE BILL 103 ("H.B. 103")

Mr. Skinner advised the Board that, pursuant to Chapter 403, Texas Government Code, as amended by H.B. 103 in the 89th Regular Legislative Session, every taxing unit that currently levies a tax, including the District, must annually submit a tax rate and bond authorization and issuance report to the Comptroller of Public Accounts (the "Comptroller") for inclusion in the Comptroller's Local Government, Bond, Tax, and Project Database. He stated that the initial report will include historical tax rate and bond election and issuance information for the District for the previous ten year period and must be submitted by January 1, 2026. Following discussion, Director Garza moved that the District's consultants be authorized to prepare the report, and that SPH be authorized to submit same to the Comptroller on the District's behalf. Director Smith seconded the motion which carried unanimously.

BOOKKEEPER'S REPORT AND QUARTERLY INVESTMENT REPORT

Mr. Khoja presented to and reviewed with the Board a written Bookkeeper's Report dated October 7, 2025, a copy of which report is attached hereto as **Exhibit B**. Mr. Khoja then presented a Quarterly Investment Report for the reporting period ended August 31, 2025. After discussion, it was moved by Director Garza that (i) said report be approved and the disbursements identified

in the Bookkeeper's Report be approved for payment, and (ii) the Quarterly Investment Report for the reporting period ended August 31, 2025, be approved, and the District's Investment Officers be authorized to execute same on behalf of the Board and the District. Director Smith seconded said motion, which unanimously carried.

COMPLIANCE BY THE DISTRICT WITH TEXAS GOVERNMENT CODE, CHAPTER 2265, RELATIVE TO ENERGY REPORTING

The Board considered the District's compliance with Texas Government Code, Chapter 2265, relative to energy reporting requirements. In connection therewith, Mr. Skinner advised the Board that governmental entities, including the District, are required to prepare an annual report of its metered usage of electricity and the aggregate costs for same. He then noted that Usource Energy (formerly Acclaim Energy) has provided the District with the annual report, a copy of which is attached to the Bookkeeper's Report, summarizing the District's electricity usage and costs. It was noted that said report satisfies the statutory reporting requirements.

TAX ASSESSOR-COLLECTOR REPORT

Ms. Highberger presented to and reviewed with the Board the Tax Assessor-Collector Monthly Report dated September 30, 2025, and the Delinquent Tax Roll dated September 30, 2025, as prepared by Wheeler; copies of the report and roll are attached hereto as **Exhibit C**. After discussion, it was duly moved by Director Stanley, 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

Mr. Skinner then presented to and reviewed with the Board a Delinquent Tax Collections Attorneys' Report, a copy of which report is attached hereto as **Exhibit D**. He noted that no action was required by the Board at this time with respect to any of the delinquent tax accounts listed in the report.

TAX-EXEMPT MULTI-FAMILY DEVELOPMENT

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 October 7, 2025, a copy of which report is attached hereto as **Exhibit E**, relative to the status of operations within the District. Mr. Scott then 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.

STORM WATER MANAGEMENT REPORT

Mr. Skinner presented to the Board the Storm Water Management Report for October 7, 2025, as prepared by Storm Water Solutions, a copy of which report is attached hereto as **Exhibit F** 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 October 7, 2025, a copy of which report is attached hereto as **Exhibit G**, relative to the status of projects within the District. Mr. Humble next requested payment of Pay Estimate No. 14 in the amount of \$57,627.90 and Pay Estimate No. 15 in the amount of \$197,550.20, both payable to Texas Wall Systems for work completed on the Administration Building/Recreational Center Project. 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 (including the acceptance of any related TEC Form 1295).

RESOLUTION AUTHORIZING USE OF SURPLUS CONSTRUCTION FUNDS AND INTEREST EARNED ON CONSTRUCTION FUNDS TO FUND THE ADMINISTRATION BUILDING AND RECREATIONAL CENTER PROJECT

The Board deferred consideration of the approval of a proposed Resolution Authorizing Use of Surplus Construction Funds and Interest Earned on Construction Funds in connection with costs associated with completion of the Administration Building and Recreational Center Project until the next Board meeting.

ESCROW AGREEMENT, UTILITY COMMITMENT, AND AMENDMENT TO THE UTILITY DEVELOPMENT AGREEMENT FOR WATER, SANITARY SEWER AND DRAINAGE, ROAD AND RECREATIONAL FACILITIES, BETWEEN THE DISTRICT AND WEINGARTEN BEAR CREEK, LP ("WBC") (THE "UDA")

Mr. Skinner presented to and reviewed with the Board a proposed Escrow Agreement and proposed Utility Commitment between the District and WBC. He then discussed the proposed amendments to the UDA. Copies of the Escrow Agreement and proposed Utility Commitment are attached hereto as **Exhibit H** and **Exhibit I**. After discussion, Director Smith moved to delegate authority to Director Stanley to approve the Escrow Agreement, the Utility Commitment and the UDA outside of the meeting prior to the November 4, 2025, Board meeting. Director Hanson seconded the motion, which unanimously carried.

ESCROW AGREEMENT, UTILITY COMMITMENT, AND AMENDMENT TO THE UTILITY DEVELOPMENT AGREEMENT FOR WATER, SANITARY SEWER AND DRAINAGE, ROAD AND RECREATIONAL FACILITIES, BETWEEN THE DISTRICT AND CREEKSTONE BEAR CREEK LAND LLC ("CREEKSTONE") (THE "UDA")

Mr. Skinner presented to and reviewed with the Board a proposed Escrow Agreement and proposed Utility Commitment between the District and Creekstone. He then discussed the proposed Creekstone UDA. After discussion, Director Smith moved to delegate authority to Director Stanley to approve the Escrow Agreement, the Utility Commitment and the Creekstone UDA outside of the meeting prior to the November 4, 2025, Board meeting. Director Hanson seconded the motion, which unanimously carried.

PARK AND ADMINISTRATION BUILDING MAINTENANCE REPORT

The Board deferred discussion of the Park and Building Maintenance and Management Report, as there was no representative present at the meeting to provide a report.

COMMUNICATIONS REPORT

Mr. Skinner presented to and reviewed with the Board the October 7, 2025, Communications Report, a copy of which report is attached hereto as **Exhibit J**. After discussion, Mr. Skinner noted that there were no actions required by the Board on this matter at this time.

CLOSED SESSION

Director Garza moved that the Board enter into Closed Session at 1:05 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 and Mr. Skinner and exited at this time.

RECONVENE IN OPEN SESSION

Director Stanley moved that the Board reconvene in Open Session at 1:16 p.m. Director Smith seconded the motion, which unanimously carried.

TAX-EXEMPT MULTI-FAMILY DEVELOPMENT

Director Smith moved to approve (i) a Confidential Settlement Agreement and Release between the District and AO West Cypress Owner LLC, and (ii) a Resolution Revoking Notice of Discontinuance of District Services to Emory West Cypress Apartments located at 19770 Clay Road, Katy Texas 77449. Director Stanley seconded the motion, which unanimously carried.

ATTORNEY'S REPORT

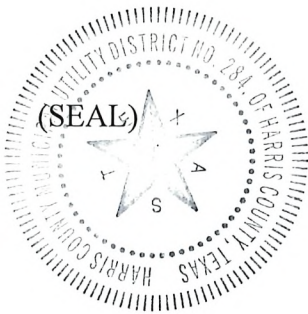
The Board then considered the Attorney's Report. In connection therewith, Mr. Skinner advised the Board that he had nothing additional to discuss with the Board of legal nature, which was not covered under specific agenda items.

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 Stanley and unanimously carried, the meeting was adjourned.




Secretary
Board of Directors

LIST OF EXHIBITS

Exhibit A	2025 Tax Rate Recommendation
Exhibit B	Bookkeeper's Report and Quarterly Investment Report
Exhibit C	Tax Assessor-Collector Report
Exhibit D	Perdue, Brandon, Fielder, Collins & Mott, L.L.P. Delinquent Tax Collections Report
Exhibit E	Operations and Maintenance Report
Exhibit F	Storm Water Management Report
Exhibit G	Engineer's Report
Exhibit H	Proposed Escrow Agreement
Exhibit I	Proposed Utility Commitment
Exhibit J	Communications Report