

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

Minutes of the Meeting of the Board of Directors
May 5, 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 May 5, 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: Detective Javier Urena of the Harris County Sheriff's Office ("HCSO"); Emma Highberger of Wheeler & Associates, Inc. ("Wheeler"); Loren Morales of Rathmann & Associates, L.P. ("Rathmann"); Sean Humble of Sherrington-Humble, LLC ("S-H"); Garrett Robertson 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"). District resident Claudia Ramirez 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 members of the public present, the Board continued to the next item of business.

ACCEPTANCE OF QUALIFICATION STATEMENTS, BONDS, OATHS OF OFFICE, AFFIDAVITS OF CURRENT DIRECTOR, ELECTIONS NOT TO DISCLOSE CERTAIN INFORMATION OF DIRECTORS

The Board considered the acceptance of Bonds, Qualification Statements of Elected Officers, Oaths of Office, Affidavits of Current Directors, and Elections Not to Disclose Certain Information of Directors for Jake Stanley, Nancy Hanson and Sylvia Garza. Mr. Stanley, Ms. Hanson and Ms. Garza each presented their respective Bonds, Qualification Statements of Elected Officers, Oaths of Office, Affidavits of Current Directors, and Elections Not to Disclose Certain Information. After discussion on the matter, it was moved by Director Stanley, seconded by Director Garza and unanimously carried, that the Board (i) approve said Bonds, accept said Qualification Statements of Elected Officers, Oaths of Office, Affidavits of Current Directors, and Elections Not To Disclose Certain Information, and (ii) declare Jake Stanley, Nancy Hanson and Sylvia Garza to each be duly elected and qualified Directors of the District, each to serve a four (4) year term ending May 4, 2030.

REORGANIZATION OF THE BOARD OF DIRECTORS AND ELECTION OF OFFICERS

The Board considered the reorganization of the Board. After discussion, Director Smith moved to have all the Directors continue to serve remain in their respective officer positions. Director Stanley seconded the motion, which unanimously carried.

DISTRICT REGISTRATION FORM

The Board considered approving a District Registration Form required by the Texas Commission on Environmental Quality (the "TCEQ"). Mr. Skinner explained that, in accordance with Section 36.054(e) and Section 49.054(f) of the Texas Water Code, municipal utility districts are required to file names, mailing addresses, officer positions and terms of new directors with the TCEQ within thirty days (30) after an election or appointment. He advised that with the Board's approval, SPH will prepare an updated District Registration Form to include Directors Stanley, Hanson and Garza's new terms of office and file same with the TCEQ. After further discussion of the matter, Director Smith moved that the Board authorize SPH to complete the updated District Registration Form as discussed and file same with the TCEQ. Director Stanley seconded said motion, which unanimously carried.

LIST OF LOCAL GOVERNMENT OFFICERS

Mr. Skinner reminded the Board that, pursuant to Chapter 176 of the Texas Local Government Code, the District is required to and does maintain a list of Local Government Officers, which includes the members of the Board and the District's Investment Officers in connection with conflict of interest disclosure requirements. After discussion, Director Smith moved that the District update the District's list of Local Government Officers as required by law. Director Stanley seconded said motion, which unanimously carried.

MINUTES

The Board next considered approval of the draft minutes of its meeting held on April 7, 2026. After reviewing the draft minutes presented, it was moved by Director Garza, seconded by Director Smith and unanimously carried, that the minutes of the April 7, 2026, meeting be approved, as written.

SECURITY MATTERS

Detective Urena addressed the Board and delivered a verbal security report. No Board action was required.

Ms. Ramierz entered the meeting during the discussion of the April Security Report.

BOOKKEEPER'S REPORT

Mr. Khoja presented to and reviewed with the Board the Bookkeeper's Report, dated May 5, 2026, a copy of which report is attached hereto as **Exhibit A**. After discussion, it was moved by Director Garza that said report be approved and the disbursements identified in the Bookkeeper's Report be approved for payment. Director Smith seconded said motion, which unanimously carried.

APPROVAL OF AMENDMENT TO ENGAGEMENT LETTER FOR YIELD RESTRICTION AND REBATE CALCULATION ANALYSIS BETWEEN THE DISTRICT AND MUNICIPAL RISK MANAGEMENT GROUP, LLC ("MRMG")

Mr. Skinner reported that Mr. Cory Burton of MRMG has advised SPH that the report is not complete and will be presented at a future meeting.

UNCLAIMED PROPERTY REPORT

The Board next considered approval of an Unclaimed Property Report as of March 1, 2026, and the filing of same with the Texas Comptroller of Public Accounts (the "Comptroller") prior to July 1, 2026. In connection therewith, Mr. Khoja presented to and reviewed with the Board a report detailing \$2,301.56 of unclaimed property for the reporting period, a copy of which report is attached hereto as **Exhibit B**. Ms. Highberger then advised the Board that there was no unclaimed property in the District's tax accounts for the reporting period. After discussion, Director Stanley moved that MAC be authorized to file an Unclaimed Property Report with the Comptroller prior to July 1, 2026, and remit said unclaimed property to the Comptroller. Director Smith 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 April 30, 2026, and the Delinquent Tax Roll, dated April 30, 2026, as prepared by Wheeler; copies of the report and roll are attached hereto as **Exhibit C**. After review and discussion, it was duly moved by Director Stanley, seconded by Director Garza 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 2026.

OPERATIONS AND MAINTENANCE REPORT

Mr. Robertson presented to and reviewed with the Board a written Operations and Maintenance Report, dated May 5, 2026, a copy of which report is attached hereto as **Exhibit D**, relative to the status of utility systems operations within the District. Mr. Robertson 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.

Mr. Robertson next presented to and reviewed with the Board a Delinquent Letter Accounts Listing (the "Listing"), dated April 30, 2026. A copy of the 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.

In connection with the financing of certain District facilities, Mr. Robertson presented to and reviewed with the Board a Utility Rate Comparison which includes water and sewer rates for residential, commercial and multi-family customers to determine if the rates are sufficient or need to be adjusted to cover all operational expenses associated with the District's water and sanitary

sewer system and requested. A copy of the comparison is attached to the Operations and Maintenance Report.

AMENDED AND RESTATED EMERGENCY WATER SUPPLY AGREEMENT WITH HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 167 ("MUD 167")

Mr. Humble reported that MUD 167 is expected to convert to chloramine water system disinfection later this year and at that time the District should enter into an Amended and Restated Emergency Water Supply Agreement with MUD 167. After discussion, there was no action taken by the Board on this matter.

APPROVAL OF CONSUMER CONFIDENCE REPORT

Mr. Robertson 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 TCEQ and by the United States Environmental Protection Agency. A copy of the draft CCR is included in the Operations and Maintenance 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. Robertson 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, 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 website provider for posting on the District's website 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.

ACCURATE METER & BACKFLOW, LLC PROPOSAL

Mr. Humble noted that he had nothing new to report regarding the status of Accurate Meter & Backflow, LLC Proposal.

ANNUAL WATER LOSS AUDIT

Mr. Robertson discussed the requirements and noted that SiE is working to meet all requirements.

DETENTION AND DRAINAGE FACILITIES REPORT

Mr. Skinner presented to the Board the Storm Water Management Report for May 2026, as prepared by Storm Water Solutions ("SWS"), a copy of which report is attached hereto as **Exhibit E**.

Mr. Skinner next presented to and reviewed with the Board a proposal from SWS for storm water quality ("SWQ") management services for Windstone Colony Section 3 OGTs under SWQ Permit No. 8-0001721-7, in the amount of \$4,600.00. After discussion, it was moved by Director Garza, seconded by Director Stanley and unanimously carried, that the Board accept the proposal from SWS as presented and authorize SPH to acknowledge the related Texas Ethics Commission Form 1295. A copy of the proposal is attached to the Storm Water Management Report.

ENGINEER'S REPORT

Mr. Humble presented to and reviewed with the Board a written Engineer's Report, dated May 5, 2026, a copy of which report is attached hereto as **Exhibit F**, relative to the status of projects within the District.

ISSUANCE OF UTILITY COMMITMENTS

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

DISTRICT FACILITIES FINANCING

This matter was discussed earlier under the operations report.

ADMINISTRATION BUILDING PROJECT AND NORTH PARK PROJECT

Ms. Kramer presented to and reviewed with the Board the May 5, 2026, Park and Administration Building Maintenance Parks and Trail Design Report (the "Park Report") and responded to questions from the Board. Ms. Kramer noted that the that the design development of the Windstone South Splash Park is moving forward. A copy of the Park Report is attached hereto as **Exhibit G**.

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 May 5, 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.

CYBERSECURITY AND ARTIFICIAL INTELLIGENCE TRAINING REQUIREMENTS FOR DIRECTORS OF THE DISTRICT

The Board next considered recent changes to cybersecurity and artificial intelligence training requirements for the directors of the District. Mr. Skinner presented a memorandum from SPH regarding changes to such training requirements, a copy of which memorandum is attached hereto as **Exhibit I** and discussed same with the Board. Mr. Skinner advised that all directors of the District must annually complete a certified cybersecurity awareness training program prior to August 31 of the given year as required by Ch. 2063, Texas Gov't Code. He further advised that the directors of the District do not meet the requirements that would require them to complete a certified artificial intelligence training program as required by Ch. 2054, Texas Gov't Code. Following discussion, Mr. Skinner noted that a link to the cybersecurity training program created by the Department of Information Resources will be provided to all directors following the meeting and requested that each director notify SPH upon completion of the cybersecurity training program.

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

The Board concurred to add consideration of a Rate Analysis and possible amendment to the District's Rate Order related to same to the June 2, 2026, Board meeting agenda.

ADJOURNMENT

There being no further business to come before the Board, on motion made by Director Garza, seconded by Director Smith and unanimously carried, the meeting was adjourned.


Secretary
Board of Directors



LIST OF EXHIBITS

Exhibit A	Bookkeeper's Report
Exhibit B	Unclaimed Property Report
Exhibit C	Tax Assessor-Collector Report
Exhibit D	Operations and Maintenance Report
Exhibit E	Storm Water Management Report
Exhibit F	Engineer's Report
Exhibit G	Park and Administration Building Maintenance Parks and Trail Design Report
Exhibit H	Communications Report
Exhibit I	Cybersecurity and Artificial Intelligence Training Requirements for Directors of the District