

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

Minutes of the Meeting of the Board of Directors
April 7, 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 April 7, 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"); Sean Humble of Sherrington-Humble, LLC ("S-H"); Mike Scott 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 Kendall Dicke 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.

MINUTES

The Board next considered approval of the draft minutes of its meeting held on March 3, 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 March 3, 2026, meeting be approved, as written.

SECURITY MATTERS

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

ANNUAL CONSUMER PRICE INDEX ADJUSTMENT AND AMENDMENT OF DISTRICT'S RATE ORDER

Mr. Dicke presented to and reviewed with the Board correspondence from Best Trash concerning its annual Consumer Price Index ("CPI") adjustment, a copy of which correspondence is attached hereto as **Exhibit A**. He stated that the current rate of \$26.73 for curbside service will increase to \$28.15 per residence effective June 1, 2026, and will continue through May 2027. Upon discussion, Director Smith moved that the (i) annual CPI adjustment be accepted, effective June 1, 2026, and (ii) the Rate Order be amended to increase the residential sanitary sewer rate from \$45.73 to \$47.15, effective June 1, 2026, and that any and all prior Rate Orders be revoked as of said date. Director Garza seconded said motion, which unanimously carried. A copy of the Rate Order is attached hereto as **Exhibit B**.

BOOKKEEPER'S REPORT AND QUARTERLY INVESTMENT REPORT

Mr. Khoja presented to and reviewed with the Board the Bookkeeper's Report, dated April 7, 2026, a copy of which report is attached hereto as **Exhibit C**. Mr. Khoja then presented a Quarterly Investment Report for the reporting period ending February 28, 2026. After discussion on the matter, it was moved by Director Garza that: (i) said report be approved and the checks identified in the Bookkeeper's Report be approved for payment, and (ii) the Quarterly Investment Report for the reporting period ended February 28, 2026, 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.

Ms. Ramirez entered the meeting during the discussion of the Bookkeeper's Report.

TAX ASSESSOR-COLLECTOR REPORT

Ms. Highberger presented to and reviewed with the Board the Tax Assessor-Collector Monthly Report, dated March 28, 2026, and the Delinquent Tax Roll, dated March 28, 2026, as prepared by Wheeler; copies of the report and roll are attached hereto as **Exhibit D**. After review and 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

Mr. Dicke presented to and reviewed with the Board the Delinquent Tax Collections Attorneys' Report prepared by Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("Perdue"), a copy of which report is attached hereto as **Exhibit E**. Mr. Dicke noted that there was no action required by the Board at this time with respect to any of the delinquent accounts listed in the report.

RESOLUTION AUTHORIZING AN ADDITIONAL PENALTY ON DELINQUENT REAL PROPERTY TAXES

The Board considered the adoption of a Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes. Mr. Dicke advised the Board that it is authorized, pursuant to Section 33.07 of the Texas Tax Code, as amended, to impose, under certain conditions on July 1, an additional penalty not to exceed twenty percent (20%) of the total taxes, penalty and interest due the District on taxes that remain delinquent as of July 1 of the year in which they became delinquent. He noted that the additional penalty to be imposed by this Resolution will not apply to delinquent personal property taxes which have incurred an additional penalty pursuant to that certain Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes, which was passed and approved by the District on January 6, 2026. After discussion, it was moved by Director Garza, seconded by Director Stanley and unanimously carried, that the Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes, a copy of which is attached hereto as **Exhibit F**, be adopted by the District, and that Perdue be authorized to proceed with the collection of the District's 2026 delinquent real property tax accounts on July 1, 2026, subject to proper notice having been given as provided in said Resolution, including the filing of lawsuits as necessary.

OPERATIONS AND MAINTENANCE REPORT

Mr. Scott presented to and reviewed with the Board a written Operations and Maintenance Report, dated April 7, 2026, a copy of which report is attached hereto as **Exhibit G**, relative to the status of utility systems operations within the District. Mr. Scott 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. Scott next presented to and reviewed with the Board a Delinquent Letter Accounts Listing (the "Listing"), dated April 2, 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.

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.

ANNUAL REVIEW OF THE DISTRICT'S IDENTITY THEFT PREVENTION PROGRAM

The Board then considered review of the District's Identity Theft Prevention Program (the "Program"). In connection therewith, Mr. Scott presented SiE's annual report and advised the

Board regarding the District's experience with identity theft during the prior year, current identity theft prevention methods, the types of accounts maintained by the District and the District's business arrangements with other entities. Mr. Scott recommended that no changes be made to the District's Program. After discussion on the matter, the Board concurred that no changes were necessary to the Program at this time. A copy of the Identity Theft Prevention Program Report is included in the Operations and Maintenance Report.

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. Scott reported that SiE is preparing the audit and will file it with the Texas Water Development Board prior to May 1, 2026.

DETENTION AND DRAINAGE FACILITIES REPORT

Mr. Dicke reported that SPH did not receive a Detention and Drainage Report for the month from Storm Water Solutions. After discussion, the Board deferred consideration a Detention and Drainage Report.

ENGINEER'S REPORT

Mr. Humble presented to and reviewed with the Board a written Engineer's Report dated April 7, 2026, a copy of which report is attached hereto as **Exhibit H**, relative to the status of projects within the District. After discussion, it was moved by Director Garza, seconded by Director Stanley and unanimously carried, to re-approve the conveyance of facilities for Lift Station No. 2. A copy of the conveyance of facilities for Lift Station No. 2 is attached hereto as **Exhibit I**.

ISSUANCE OF UTILITY COMMITMENTS

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

DISTRICT FACILITIES FINANCING

The Board discussed the possible Series 2027 and Series 2029 bond issues to finance certain District facilities. Director Stanley noted that the Board needs to review the District's current water and sewer rates to determine if they are sufficient or need to be adjusted to cover all operational expenses associated with the District's water and sanitary sewer system and requested Mr. Humble and Mr. Scott to conduct such analysis prior to the next Board meeting. After discussion, the Board took no action on the matters discussed.

ADMINISTRATION BUILDING PROJECT AND NORTH PARK PROJECT

Ms. Kramer presented to and reviewed with the Board the April 7, 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 extinguisher inspections and the overall inspection will be conducted by the end of the month. A copy of the Park Report is attached hereto as **Exhibit J**.

Ms. Kramer next reported that the Park and Trail Design Development Project is on hold at this time pending future funding availability. After discussion there was no action required by the Board on this matter at this time.

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 April 7, 2026, Communications Report, a copy of which report is attached hereto as **Exhibit K**. After discussion, Mr. West noted that there was no action required by the Board on this matter at this time.

ATTORNEY'S REPORT

The Board next considered the Attorney's Report. In connection therewith, Mr. Dicke informed the Board that, for districts to which the National Primary Drinking Water Regulation ("NPDWR") for certain Per and Polyfluoroalkyl Substances ("PFAS") applies, initial monitoring must be completed no later than April 26, 2027. Mr. Dicke noted that SPH is recommending that all such districts begin sampling no later than July 31, 2026, in order to ensure compliance with the initial monitoring timeline, as set by the NPDWR. Mr. Dicke further recommended that SiE be authorized to prepare and ensure compliance with a testing schedule prior to July 31, 2026. After discussion, it was moved by Director Garza, seconded by Director Hanson and unanimously carried, to authorize SiE to prepare a testing schedule prior to July 31, 2026.

Mr. Dicke next advised the Board that the District received a Public Information Act request from Brian Heddon of Populist.us and report that SPH has responded to said request.

FUTURE AGENDA ITEMS

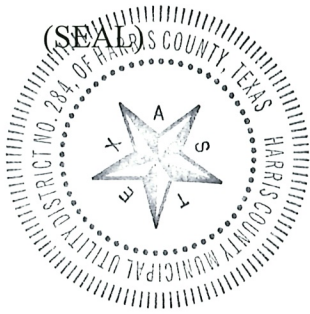
The Board considered matters to be placed on future agendas and noted that there were no additional items other than the items set forth hereinabove.

ADJOURNMENT

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



Secretary
Board of Directors



LIST OF EXHIBITS

- Exhibit A Best Trash correspondence of Annual Consumer Price Index
- Exhibit B Rate Order
- Exhibit C Bookkeeper's Report and Quarterly Investment Report
- Exhibit D Tax Assessor-Collector Report
- Exhibit E Perdue, Brandon, Fielder, Collins & Mott, L.L.P., Delinquent Tax Collections Report
- Exhibit F Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes
- Exhibit G Operations and Maintenance Report
- Exhibit H Engineer's Report
- Exhibit I Conveyance of Facilities for Lift Station No. 2
- Exhibit J Park and Administration Building Maintenance Parks and Trail Design Report
- Exhibit K Communications Report