

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

Minutes of the Meeting of the Board of Directors  
January 6, 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 January 6, 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

and all participated in the meeting with the exception of Director Smith, 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"); 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 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 December 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 December 2, 2025, meeting be approved, as written.

#### SECURITY MATTERS

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

## TEXAS COMPTROLLER OF PUBLIC ACCOUNTS INFORMATION DATABASE

Mr. Skinner next informed the Board that, pursuant to provisions of Chapter 403, Government Code, and Chapter 203, Local Government Code, the District is required to submit information to the Texas Comptroller of Public Accounts (the "Comptroller") for inclusion in the Special Purpose District Public Information Database. Mr. Skinner then recommended that Forvis Mazars, LLP ("Forvis"), the District's auditor, be authorized to prepare and submit the information, as set forth in the agreement for auditing services between Forvis and the District. After discussion on the matter, it was moved by Director Stanley, seconded by Director Garza and unanimously carried, that Forvis be authorized to prepare the required information and submit same to the Comptroller for inclusion in the Special Purpose District Information Database.

## CONTINUING DISCLOSURE REPORT

The Board deferred consideration of the annual continuing disclosure report required relative to the District's outstanding bonds. Mr. Skinner reported that the Annual Financial Report pursuant to SEC Rule 15c2-12 (the "Annual Report") has not yet been received from McCall, Parkhurst & Horton LLP, the District's continuing disclosure counsel, and suggested the matter be deferred until the next Board meeting.

## BOOKKEEPER'S REPORT

Mr. Khoja presented to and reviewed with the Board a written Bookkeeper's Report dated January 6, 2026, a copy of which report is attached hereto as **Exhibit A**. After review and 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 Stanley 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 December 31, 2025, and the Delinquent Tax Roll dated December 31, 2025, as prepared by Wheeler; copies of the report and roll are attached hereto as **Exhibit B**. 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. Skinner presented to and reviewed with the Board a Delinquent Tax Collection Attorneys' Report dated January 6, 2026, as prepared by Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("Perdue"); a copy of the report is attached hereto as **Exhibit C**. He noted that there was no action required by the Board at this time.

RESOLUTION AUTHORIZING AN ADDITIONAL PENALTY ON DELINQUENT PERSONAL PROPERTY TAXES

The Board considered the adoption of a Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes, attached hereto as **Exhibit D**. Mr. Skinner advised the Board that it is authorized, pursuant to Section 33.11 of the Texas Tax Code, as amended, to impose, under certain conditions, an additional penalty not to exceed twenty percent (20%) of the total taxes, penalty and interest due to the District on personal property accounts that become delinquent after February 1<sup>st</sup> of a year and that remain delinquent sixty (60) days after said date, as more fully described in said Resolution. After discussion, it was moved by Director Stanley, seconded by Director Garza and unanimously carried, that the Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes be adopted by the Board, and that Perdue be authorized to proceed with the collection of the District's 2025 delinquent personal property accounts following proper notice as provided in said Resolution, including the filing of lawsuits, as necessary.

RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

Mr. Skinner outlined for the Board the various tax exemptions available for the District, including the exemptions provided for by Article VIII, Section 1-b of the Texas Constitution, and Sections 11.13, 11.184 and 11.142 of the Tax Code, as amended. He advised that, under said provisions, the District may provide for the exemption of up to 20% (but not less than \$5,000, if granted) of the market value of residential homestead improvements for the year 2026, and the District may also exempt residential homesteads of persons who are under a disability for purposes of payment of disability insurance benefits under the Federal Old Age, Survivors and Disability Insurance Act, or its successor, or persons sixty-five years of age or older from ad valorem taxes levied by the District during the calendar year 2026, and, if any such exemptions are granted, they must be for not less than \$3,000 of the market value of such homesteads. After further discussion of the matter, Director Stanley moved that (i) the District not grant the residential homestead exemption from ad valorem taxes levied by the District during the calendar year 2026, (ii) the District not grant an exemption for persons under a disability or sixty-five years of age or older from ad valorem taxes levied by the District during the calendar year 2026, and (iii) the Resolution attached hereto as **Exhibit E** relative to same be approved and adopted by the Board and the District. Director Garza seconded said motion, which carried unanimously.

OPERATIONS AND MAINTENANCE REPORT

Mr. Scott presented to and reviewed with the Board a written Operations and Maintenance Report dated January 6, 2026, a copy of which report is attached hereto as **Exhibit F**, 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.

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

Mr. Skinner reported that SPH is preparing a draft of the Amended and restated Emergency Water Supply Agreement (the "Agreement") and will provided to MUD No. 167's counsel for review and comment once complete. Mr. Skinner reported that MUD No. 167 will next meet on January 21, 2026. After discussion, it was moved by Director Garza, seconded by Director Hanson and unanimously carried, to delegate Director Stanley to approve the Agreement after MUD No. 167 has provided comments.

STORM WATER MANAGEMENT REPORT

Mr. Skinner presented to the Board the Storm Water Management Report for January 6, 2026, as prepared by Storm Water Solutions ("SWS"), a copy of which report is attached hereto as **Exhibit G**, and noted that there were no action items presented.

Mr. Skinner next presented to and reviewed with the Board a proposal from SWS for the clean out of Storm Units No. 1 and No. 2 in the total amount of \$14,374, a copy of which is attached to the Storm Water Management Report. After discussion, it was moved by Director Stanley, seconded by Director Garza 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 accepted proposal is attached hereto as **Exhibit H**.

ENGINEER'S REPORT

Mr. Skinner presented to and reviewed with the Board a written Engineer's Report dated January 6, 2026, a copy of which report is attached hereto as **Exhibit I**, relative to the status of projects within the District. 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 Sherrington-Humble, LLC ("S-H"), 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.

## PARK AND ADMINISTRATION BUILDING MAINTENANCE REPORT

Ms. Kramer presented to and reviewed with the Board the January 6, 2026, Park and Administration Building Maintenance Parks and Trail Design Report (the Park Report") and responded to questions from the Board. A copy of the Park Report is attached hereto as **Exhibit J**. After discussion, Ms. Kramer noted that there was no action required by the Board on this matter at this time.

## COMMUNICATIONS REPORT

Mr. West presented to and reviewed with the Board the January 6, 2026, Communications Report, a copy of which report is attached hereto as **Exhibit K**. After discussion, Mr. West noted that there were no actions required by the Board on this matter at this time.

## RENEWAL OF INSURANCE POLICIES

Mr. Skinner addressed the Board concerning the solicitation of proposals in connection with the renewal of the District's insurance policies that expire on March 31, 2026. He advised the Board that the District's current insurance broker is Arthur J. Gallagher & Co. ("AJG"). Mr. Skinner further advised the Board that other insurance companies provide such policies to water districts and then inquired as to whether the Board wished to solicit proposals for insurance from other companies for review prior to the expiration of the current policies. Following the discussion, Director Garza moved that SPH be authorized to obtain a renewal proposal from the District's current insurance broker, AJG, for the Board's consideration at its next meeting. Director Stanley seconded the motion, which carried unanimously.

## MATTERS RELATED TO MAY 2, 2026 DIRECTORS ELECTION

Mr. Skinner reported on issues related to the District's Directors Election (the "Election") to be held on May 2, 2026. In connection therewith, Mr. Skinner advised that the Harris County (the "County") has not yet decided whether it will administer a joint election with other entities. He further advised that due to timing, SPH recommends that the District call an independent election, but also authorize SPH to notify the County of the District's intent to participate in the joint election if the County subsequently decides to offer joint election services. Following discussion, it was moved by Director Stanley, seconded by Director Garza and unanimously carried, that SPH be authorized to notify the County of the District's intent to participate in the joint election if the County offers joint election services.

## ACCESSIBLE VOTING SYSTEM

Mr. Skinner next noted that if the District administers an independent election, Section 49.111, Texas Water Code, provides an exemption from the requirement to provide certain electronic voting systems at the Election if the District's previous directors election was canceled as uncontested or if fewer than 250 voters voted in the District's previous directors election. Mr. Skinner noted that the District is exempt from said requirement because the District's previous

directors election was canceled. Following the discussion, it was moved by Director Stanley, seconded by Director Garza and unanimously carried that SPH be authorized to provide notice of the District's intent not to provide electronic voting systems for said Election by publication in a newspaper of general circulation in an area that includes the District.

#### SUPPLEMENTAL AGENDA

The Board then considered calling the Election in accordance with the requirements of the Texas Water Code. In connection therewith, Mr. Skinner discussed the Order Calling Directors Election (the "Order") calling the Election to be held on May 2, 2026. It was noted that the terms of office of Directors Stanley, Hanson and Garza expire in May of this year. In reviewing the Order with the Board, Mr. Skinner advised that the Texas Water Code and the Texas Election Code authorize the Board to designate an agent to perform certain duties in connection with the Election, and that the Order named Melia Berry as such agent (the "Election Agent"). Mr. Skinner further advised the Board that (i) notice of the Election must be given in accordance with the requirements of the Texas Election Code and (ii) that notice of the Election could be given by one or more of the following methods: (i) publishing the notice in a newspaper published in the territory of the District or of general circulation in the District at least ten (10) days before the election, but not more than thirty (30) days before the election; (ii) posting the notice at a public place in each election precinct that overlaps the District at least twenty-one (21) days before the election; or (iii) mailing the notice to each registered voter in the District at least ten (10) days before the election. He further advised that, in addition to the above, notice must be posted on the District's website at least twenty-one (21) days before the election. Following discussion of the options, the Board concurred that notice of the Election be given by posting same at a public place in each election precinct that overlaps the District and on the District's website. After discussion on the matter, Director Stanley moved that said Order be passed and adopted, that the President and Secretary be authorized to execute the Order, and that the Election Agent be authorized and directed to make necessary arrangements for the Election in accordance with the Order. Director Garza seconded said motion, which unanimously carried. Mr. Skinner advised the Board that if each candidate whose name is to appear on the ballot is unopposed as of 5:00 p.m. on February 21, 2026, the Board may thereafter cancel the Election in accordance with the Texas Election Code. The Order Calling Directors Election is attached hereto as **Exhibit L**.

The Board next considered the establishment of fees to be paid to officials for the Election. Mr. Skinner advised the Board that in accordance with the Texas Election Code, the rate of pay for judges and clerks shall be determined by the Board but shall not be less than the federal minimum wage rate. After discussion on the matter, Director Stanley moved that the judges and clerks for the Election, including early voting clerks, be paid \$25.00 per hour. Director Garza seconded said motion, which unanimously carried.

Mr. Skinner then advised that if the County offers joint election services, the District will need to amend and restate the Order at its next meeting to provide for the conduct of the Election by the County, jointly with elections of other political subdivisions, using County election officials, voting equipment, and polling locations.

ATTORNEY'S REPORT

The Board next considered the Attorney's Report. In connection therewith, Mr. Skinner reported receiving correspondence from the West Harris County Regional Water Authority ("WHCRWA") regarding the 2026 Appointment Process for Authority Directors and a 2025 Water Usage Reporting Form. A copy of which correspondence is attached hereto as **Exhibit M**. Mr. Skinner noted that the Board is eligible to cast one vote during the appointment process and the strength of that one vote is determined on that District's water use in 2025. Thus, the District is required this year to complete and submit the 2025 Water Usage Reporting Form provided to the District by the WHCRWA. After discussion, Director Stanley moved to decline to submit a nomination and to authorize SiE to prepare and submit to the WHCRWA the required 2025 Water Usage Reporting Form on behalf of the Board and the District. Director Garza seconded said motion, which unanimously carried.

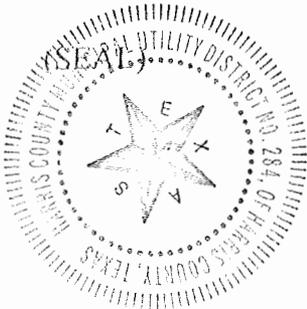
FUTURE AGENDA ITEMS

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 Bookkeeper's Report
- Exhibit B Tax Assessor-Collector Report
- Exhibit C Delinquent Tax Collection Attorneys' Report
- Exhibit D Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes
- Exhibit E Resolution Concerning Exemptions from Taxation
- Exhibit F Operations and Maintenance Report
- Exhibit G Storm Water Management Report
- Exhibit H Storm Water Solutions Proposal
- Exhibit I Engineer's Report
- Exhibit J Park and Administration Building Maintenance Parks and Trail Design Report
- Exhibit K Communications Report
- Exhibit L Order Calling Directors Election
- Exhibit M West Harris County Regional Water Authority Appointment Memorandum and 2025 Water Usage Reporting Form