

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

Minutes of the Meeting of the Board of Directors
August 5, 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 August 5, 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 Moffat, Assistant Secretary

and all participated in the meeting, except for Director Smith, thus constituting a quorum.

Also attending the meeting were: Jennifer Hanna of Forvis Mazars, LLP ("Forvis"); Detective Javier Urena of Harris County Sheriff's Office; Brandon West of Touchstone District Services, LLC ("Touchstone"); 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"); and Christopher Skinner of Schwartz, Page & Harding, L.L.P. ("SPH"). James Stilwell of Stilwell, Earl & Apostolakis LLC ("SEA") 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 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 July 1, 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 July 1, 2025, meeting be approved, as written.

SECURITY MATTERS

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

ENGAGEMENT OF AUDITOR

The Board next considered the engagement of a certified public accounting firm to audit the District's financial statements for the fiscal year ending August 31, 2025, and prepare an audit report. Ms. Hanna presented a proposal from Forvis to the Board relative to the same, a copy of which proposal is attached hereto as **Exhibit A**, and advised that the estimated fee for performing the District's audit and preparing the audit report is approximately \$24,700, plus an administrative fee of \$1,100 for the report production, postage, copies and other delivery costs. Following discussion on the matter, Director Garza moved that Forvis be engaged to perform the audit and prepare the audit report for the District for the fiscal year ending August 31, 2025, as set forth above. Director Stanley seconded said motion, which unanimously carried.

BOOKKEEPER'S REPORT

Mr. Khoja presented to and reviewed with the Board a written Bookkeeper's Report dated August 5, 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 May 31, 2025. After discussion on the matter, it was moved by Director Garza that (i) said report be approved and the checks identified in the Bookkeepers Report be approved for payment, and (ii) the Quarterly Investment Report for the reporting period ended May 31, 2025, be approved, and the District's Investment Officers be authorized to execute same on behalf of the Board and the District. Director Stanley seconded said motion, which unanimously carried.

Mr. Stilwell entered the meeting during the discussion of the adoption of the District's Bookkeeper's Report.

ADOPTION OF OPERATING BUDGET

The Board then considered the adoption of the District's proposed operating budget for the fiscal year ending August 31, 2026. In that regard, Mr. Khoja presented to and reviewed the draft 2026 operating budget with the Board. After review and discussion, Director Stanley moved that the proposed operating budget for the District relative to the fiscal year ending August 31, 2026, be adopted by the Board and the District, as discussed. Director Garza seconded said motion, which unanimously carried. A copy of the adopted operating budget for the fiscal year ending August 31, 2026, is attached to the Bookkeeper's Report.

TAX ASSESSOR-COLLECTOR REPORT

Ms. Highberger next presented to and reviewed with the Board the Tax Assessor-Collector Monthly Report dated as of July 31, 2025, and the Delinquent Tax Roll dated as of July 31, 2025, as prepared by Wheeler, copies of which report and tax roll are attached hereto as **Exhibit C**. After discussion, it was duly moved by Director Hanson, seconded by Director Moffat 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 then deferred consideration of the Delinquent Tax Collection Attorneys' Report. Mr. Skinner informed the Board that such report is completed quarterly, and the next report is scheduled for October 2025.

TAX-EXEMPT MULTI-FAMILY DEVELOPMENT WITHIN THE DISTRICT

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 August 5, 2025, a copy of which report is attached hereto as **Exhibit D**, relative to the status of projects within the District. Mr. Scott then noted that there were no action items presented, and no action necessary by the Board regarding the report at this time.

STORM WATER MANAGEMENT REPORT

Mr. Skinner presented to the Board the Storm Water Management Report for August 2025 as prepared by Storm Water Solutions, a copy of which report is attached hereto as **Exhibit E** 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 August 5, 2025, a copy of which is attached hereto **Exhibit F**, relative to the status of projects within the District. He then provided additional information concerning the following engineering matters, including S-H's recommendation for Board approval of the payment of Pay Estimate No. 12 in the amount of \$52,871.17 payable to Texas Wall Systems, invoice #2025532 in the amount of \$11,940.00 payable to Project Surveillance, Inc., and invoice #25C14703-07 in the amount of \$2,990.50 payable to A&R Engineering, Inc. Mr. Skinner then requested the Board's acceptance of a Special Warranty Deed for the conveyance of the administration building/park site from the Windstone Colony Community Association, Inc. (the "WCCA") to the District (the "Deed"). Mr. Skinner requested that the Board defer consideration of: (i) the conveyance of Lift Station No. 2; (ii) a Resolution Authorizing Use of Surplus Construction Funds and Interest Earned on Construction Funds relative to the Funding of the Administration Building; and (iii) a status report of the approved easement to be dedicated to the District by AM Real Estate 2023, Inc. until a future Board meeting. After discussion, it was moved by Director Stanley, seconded by Director Garza 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, change orders as may be listed therein (including the acceptance of any related Texas Ethics Commission Form 1295 (the "TEC Form 1295"), and the acceptance of the Deed.

ESCROW AGREEMENT

Mr. Skinner then requested the Board defer consideration of an Escrow Agreement between Weingarten Bear Creek, LP and the District in connection with capacity upgrades until a future Board meeting.

UTILITY COMMITMENTS

Mr. Skinner next requested the Board defer consideration of the approval of a utility commitment to WBC and an additional 173 equivalent single family connections until a future Board meeting.

RECREATIONAL FACILITIES AND ADMINISTRATION BUILDING PROJECTS

Ms. Kramer presented to and reviewed with the Board a written Park Facilities Construction Management and Facility Management Report dated August 5, 2025, a copy of which is attached hereto **Exhibit G**. There were no action items for the Board's consideration.

ADMINISTRATION BUILDING AND PARK INSURANCE PROPOSAL

Mr. Skinner reiterated the Board's prior approval of an insurance proposal prepared by Arthur J. Gallagher Risk Management Services, Inc. at the last meeting.

AGREEMENT FOR SECURITY SERVICES (ADMINISTRATION BUILDING EVENTS)

Ms. Garza noted that the approved and executed Agreement for Security Services at Administration Building Events between the District and the WCCA will be sent to SPH after the meeting.

COMMUNICATIONS REPORT

Mr. West presented to and reviewed with the Board Touchstone's Communications Meeting Report dated August 5, 2025. A copy of the report is attached hereto as **Exhibit H**.

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.

CLOSED SESSION

Director Garza moved that the Board enter into Closed Session at 1:03 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 2:00 p.m. Director Garza seconded the motion, which unanimously carried.

TAX-EXEMPT MULTI-FAMILY DEVELOPMENT WITHIN THE DISTRICT

In connection with the matters discussed in closed session, Director Garza then moved to authorize the President to enter into a settlement agreement on behalf of the District and subject to agreeable terms, in between meetings. Director Hanson seconded the motion, which unanimously carried.

ATTORNEY'S REPORT

The Board next 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 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	Forvis Mazars, LLP Engagement Letter
Exhibit B	Bookkeeper's Report and Quarterly Investment 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 Facilities Construction Management and Facility Management Report
Exhibit H	Communications Report