

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

Minutes of the Meeting of the Board of Directors
July 1, 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 July 1, 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, except for Director Smith, thus constituting a quorum.

Also attending the meeting were: District resident Rick Hanson, Detective Javier Urena of Harris County Sheriff's Office; Caleb Van Dyk of Touchstone District Services, LLC ("Touchstone"); Emma Highberger of Wheeler & Associates, Inc. ("Wheeler"); Michael Murr and 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 and Kendall Dicke 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. Mr. Hanson noted that he had nothing to discuss with the Board at this time. The Board then continued to the next item of business.

MINUTES

The Board next considered approval of the draft minutes of its meeting held on June 3, 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 June 3, 2025, meeting be approved, as written.

BOOKKEEPER'S REPORT

Mr. Khoja presented to and reviewed with the Board a written Bookkeeper's Report dated

July 1, 2025, a copy of which report is attached hereto as **Exhibit A**. After discussion on the matter, it was moved by Director Garza that the Bookkeeper's Report be approved and the checks identified in the Bookkeepers Report be approved for payment. Director Stanley seconded said motion, which unanimously carried.

Mr. Khoja next presented to and reviewed with the Board a draft operating budget for the District's fiscal year ending August 31, 2026, a copy of which is attached to the Bookkeeper's Report. He requested that the Board and the District's consultants review the proposed operating budget and submit any recommended revisions relative to same to the District's bookkeeper prior to the next Board meeting.

Mr. Khoja then presented to and reviewed with the Board a District Report prepared by EVO, a copy of which report is attached to the Bookkeeper's Report.

SECURITY MATTERS

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

TAX ASSESSOR-COLLECTOR REPORT

Ms. Highberger next presented to and reviewed with the Board the Tax Assessor-Collector Monthly Report dated as of June 30, 2025, and the Delinquent Tax Roll dated as of June 30, 2025, as prepared by Wheeler, copies of which report and tax roll are attached hereto as **Exhibit B**. After 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 next reviewed the Delinquent Tax Collection Attorneys' Report, dated July 1, 2025, prepared by Perdue, Brandon, Fielder, Collins & Mott, L.L.P., and noted there were no items requiring Board action this month. A copy of the Report is attached hereto as **Exhibit C**.

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 July 1, 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.

ENGINEER'S REPORT

Mr. Humble presented to and reviewed with the Board a written Engineer's Report dated July 1, 2025, a copy of which is attached hereto **Exhibit E**, 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 the payment of Pay Estimate No. 11 in the amount of \$545,929.38 payable to Texas Wall Systems, and invoice #25C14703-07 in the amount of \$3,904.50 payable to A&R Engineering, Inc. 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 Texas Ethics Commission Form 1295 (the "TEC Form 1295")).

UTILITY COMMITMENTS

Mr. Humble next gave a status report on the capacity availability for the 62.271 Weingarten Bear Creek ("WBC") Annexation Tract, which included a preliminary capacity analysis for both the H.E.B. and WBC properties, copies of the preliminary capacity analysis are attached to the Engineer's Report. Mr. Humble further reported that H.E.B./WBC is requesting additional capacity. After discussion, it was moved by Director Garza, seconded by Director Stanley, and unanimously carried that the District provide a utility commitment to WBC, subject to an escrow of funds with the District by WBC.

RECREATIONAL FACILITIES AND ADMINISTRATION BUILDING PROJECTS

Mr. Murr presented to and reviewed with the Board a written Park Facilities Construction Management and Facility Management Report dated July 1, 2025, a copy of which is attached hereto **Exhibit F**, relative to the status of projects within the District. He then recommended for Board approval the payment of invoice #12877 in the amount of \$247,376.55 to Lonestar Recreation. After discussion, it was moved by Director Garza, seconded by Director Stanley, and unanimously carried that all action items listed in the Park Facilities Construction Management and Facility Management Report be approved, as recommended, 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).

ADMINISTRATION BUILDING AND PARK INSURANCE PROPOSAL

Mr. Skinner next presented to and reviewed with the Board an insurance proposal prepared by Arthur J. Gallagher Risk Management Services, Inc. ("Gallagher") for the recently constructed Administration Building and Park for the remaining 2025-2026 policy period (the "Proposal"). Mr. Skinner reported the receipt of the related TEC Form 1295 and provided the District with an original of said form. After discussion, Director Garza moved that the Board accept the Proposal from Gallagher as presented, the President be authorized to execute such document on behalf of the Board and District, and the District accept Gallagher's TEC Form 1295 relative to the Proposal. Director Stanley seconded said motion, which passed with Directors Stanley, Hanson, and Moffat

voting in favor such motion. Director Garza abstained from the voting on this matter. A copy of the Proposal is attached hereto as **Exhibit G**.

AGREEMENT FOR SECURITY SERVICES (ADMINISTRATION BUILDING EVENTS)

Mr. Skinner then presented to and reviewed with the Board an Agreement for Security Services at Administration Events between the District and the Windstone Colony Community Association, Inc. ("WCCA") (the "Letter Agreement"), a copy of which is attached hereto as **Exhibit H**. After discussion, it was moved by Director Garza, seconded by Director Stanley, and unanimously carried that the Board approve the Letter Agreement, subject to approval of same by the WCCA.

STORM WATER MANAGEMENT REPORT

Mr. Skinner presented to the Board the Storm Water Management Report for July 2025 as prepared by Storm Water Solutions, a copy of which report is attached hereto as **Exhibit I** and noted that there were no action items presented.

COMMUNICATIONS REPORT

Mr. Van Dyk presented to and reviewed with the Board Touchstone's Communications Meeting Report dated July 1, 2025. A copy of the report is attached hereto as **Exhibit J**.

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.

ATTORNEY'S REPORT

The Board then considered the Attorney's Report. In connection therewith, Mr. Skinner advised the Board that a Legislative Summary of the 89th Regular Session of the Texas Legislature, prepared by SPH, was previously emailed to the Board. He then advised the Board that information regarding the implementation of significant legislation which may be of interest to or impact to the water district industry would be forthcoming.

CLOSED SESSION

Director Garza motioned to enter into Closed Session at 12:55 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, Mr. Skinner and Mr. Dicke, exited at this time.

RECONVENE IN OPEN SESSION

Director Garza motioned to reconvene in Open Session at 1:24 p.m. Director Stanley 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.

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	Operations and Maintenance Report
Exhibit E	Engineer's Report
Exhibit F	Park Facilities Construction Management and Facility Management Report
Exhibit G	Administration Building and Park Insurance Proposal
Exhibit H	Agreement for Security Services at Administration Events between the District and the Windstone Colony Community Association, Inc.
Exhibit I	Storm Water Management Report
Exhibit J	Communications Report