

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 391

September 8, 2025

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 391 (the "District") met in regular session in person and by videoconference, open to the public, on the 8th day of September, 2025, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

George Porter	President
William "Gabe" Blackwell	Vice President
Catherine Shook	Secretary
Kevin Force	Asst. Vice President
Rachel Broom	Assistant Secretary

and all of the above were present, thus constituting a quorum.

Also present at the meeting were several residents of the District by videoconference, and Sergeant Kelley and Lieutenant Hosford of Harris County Constable's Office; Avni Patel and Emily Peck of Forvis Mazars, LLC; Austin Ficken of Masterson Advisors; David Beyer of Storm Water Solutions, LLC ("SWS"); Stephanie Lee of KGA/DeForest Design, LLC ("KGA"); Simon VanDyk of Touchstone District Services; Bob Devillier of R.G. Miller Engineers, Inc. ("RG Miller"); Cole Caraway of LJA Engineering; Veronica Hernandez of McLennan & Associates, LP ("McLennan"); Debbie Arellano of Bob Leared Interests ("BLI"); Randy Davila of Inframark Water & Infrastructure Services ("Inframark"); and Greer Pagan, Elizabeth Cone, Wei Guo, Kathryn Mercado, and Kerri Houck of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

The Board opened the meeting for public comments.

Mr. Jacob introduced himself to the Board and discussed his concerns regarding the new development adjacent to the District, also known as Harris County Municipal Utility District No. 592 ("HCMUD No. 592").

Mr. Hackworth introduced himself to the Board and discussed his concerns regarding the development of HCMUD No. 592.

Mr. McWilliams introduced himself and inquired about the District's decision to change engineering firms and requested an update regarding the maintenance of the solar lighting around the District's lakes.

Mr. Johnson introduced himself and inquired whether the District has any plans to hold meetings in the District.

Mr. Gillis introduced himself and inquired about receiving more information regarding the development of HCMUD No. 592.

MINUTES

The Board considered approving the minutes of the August 11, 2025, regular meeting and the minutes of the August 27, 2025, special meeting. After review and discussion, Director Force moved to approve the regular meeting minutes and the special meeting minutes, as presented. Director Shook seconded the motion, which passed unanimously.

APPROVE AUDIT FOR FISCAL YEAR END MAY 31, 2025

Ms. Patel reviewed the District's draft audit for the fiscal year end May 31, 2025, and the associated management representation letter. Following review and discussion, Director Blackwell moved to (1) approve the audit, subject to final director and consultant review; (2) authorize execution of the management representation letter; (3) authorize filing of the audit with all appropriate parties; and (4) direct that the audit and letter be filed appropriately and retained in the District's official records. Director Shook seconded the motion, which passed unanimously.

SECURITY MATTERS

Sergeant Kelley discussed security matters in the District.

APPROVE INTERLOCAL AGREEMENT WITH CYPRESS HILL MUNICIPAL UTILITY DISTRICT NO. 1 ("CHMUD No. 1")

Mr. Pagan presented and reviewed a Joint Participation Interlocal Agreement between the District and CHMUD No. 1. He stated that the agreement outlines the terms for the District's contribution to the construction of the new constable building. Following review and discussion, Director Force moved to approve the Joint Participation Interlocal Agreement, as recommended. Director Shook seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Hernandez reviewed the bookkeeper's report, a copy of which is attached, and presented the District's bills for payment. Following review and discussion, Director Blackwell moved to approve the bookkeeper's report and payment of the District's bills. Director Shook seconded the motion, which passed unanimously.

REVIEW ARBITRAGE REPORT FOR THE SERIES 2020 BONDS

Mr. Pagan reviewed an Arbitrage Rebate Report for the District's Series 2020 Bonds. He noted that the Report reflects no payments are due to the Internal Revenue Service and no action was needed by the Board.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Arellano reviewed the tax assessor/collector's report, delinquent tax report, and checks presented for payment from the tax account. A copy of the tax assessor/collector's report is attached. Following review and discussion, Director Porter moved to approve the tax assessor/collector's report and payment of the bills from the tax account. Director Blackwell seconded the motion, which passed unanimously.

DISCUSS 2025 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

The Board considered the District's 2025 tax rate. Mr. Ficken distributed and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2025 water, sewer, and drainage debt service tax rate of \$0.44 per \$100 of assessed valuation, based on the District's initial 2025 certified value of \$940,111,859.00, plus \$24,499,318.00 representing 80% of the uncertified value under protest. A copy of the debt service tax rate analysis is attached. The Board then discussed the District's operation and maintenance tax rate. Mr. Pagan discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Blackwell moved to (1) tentatively set the public hearing date for October 20, 2025 to be held in the District; and (2) authorize the tax assessor/collector to publish notice in the Houston Chronicle of the District's tentative meeting on October 20, 2025, to set the proposed 2025 total tax rate of \$0.765 per \$100 of assessed valuation, with \$0.44 allocated for debt service on water, sewer, and drainage bonds and \$0.325 allocated for operations and maintenance. Director Porter seconded the motion, which passed unanimously.

ADOPT RESOLUTION NOMINATING CANDIDATE FOR A VACANCY ON HARRIS CENTRAL APPRAISAL DISTRICT

The Board considered adopting a Resolution Nominating Candidate to Fill Vacancy on the Board of Directors of the Harris Central Appraisal District. Following discussion, Director Blackwell moved to adopt the resolution nominating Charles E. Brandman. Director Porter seconded the motion, which passed unanimously.

DISCUSS COST SHARING AGREEMENT WITH HOMEROWNERS ASSOCIATION FOR STREETLIGHTS, AND AUTHORIZE APPROPRIATE ACTION

The Board discussed potentially entering into a cost sharing agreement with the homeowners association for streetlights on Louetta, Cypresswood, Mueschke, and Cypress Rosehill. Mr. Pagan stated that CenterPoint is not currently able to locate which streetlights belong to which entity without further information. Following discussion, the Board concurred to obtain the requested information and to provide it to CenterPoint.

NEW DEVELOPMENT ADJACENT TO DISTRICT

Mr. VanDyk discussed a draft newsletter reflecting a timeline of the development of HCMUD NO. 592 and the District's involvement.

Mr. Pagan discussed questions and comments from residents of the District. He additionally addressed concerns regarding flood control in the District and stated that the Harris County Flood Control District can be contacted to obtain existing, completed drainage studies.

ENGINEERING MATTERS

Mr. Devillier reported on engineering projects within the District. A copy of the engineering report is attached.

Mr. Devillier updated the Board on the water plant recoating. He recommended approval of Change Order No. 2 to increase the contract with Pardalis Industrial Enterprises, Inc. ("Pardalis") in the amount of \$317,545.00 to recoat the entire exterior of ground storage tank no. 1. The Board determined that the Change Order is beneficial to the District.

The Board reviewed the current engineering invoice and inquired about clarification regarding specific entries from the engineer. Following discussion, the Board concurred to hold the engineering invoice pending clarification from Mr. Devillier.

The Board then reviewed an updated Capital Improvements Plan, a copy of which is attached to the engineering report, and discussion ensued.

Following review and discussion, Director Broom moved to (1) approve the engineering report; and (2) approve Change Order No. 2 to increase the contract with Pardalis in the amount of \$317,545.00 to recoat the entire exterior of ground storage tank no. 1. Director Porter seconded the motion, which passed unanimously.

LAKE AND TURF MANAGEMENT REPORT, INCLUDING APPROVAL OF PROPOSALS FOR NECESSARY REPAIRS OR REPLACEMENTS, IMPROVEMENTS, RENEWAL OF PERMITS, OR LANDSCAPING AGREEMENTS

The Board discussed lake and turf matters and reviewed a proposal from Lake Pro Inc. to replace fountain no. 1 on lake 7 for a cost of \$16,347.00.

The Board then reviewed a proposal from Earthcare Management to re-route and replace a drain line that is leaking on the walking trail for a cost of \$1,700.00.

Mr. Beyer then reviewed a maintenance report, a copy of which is attached.

Following review and discussion, Director Porter moved to (1) approve the proposal to replace fountain no. 1 on lake 7 for a cost of \$16,347.00; (2) approve the proposal to re-route and replace a drain line that is leaking on the walking trail for a cost of \$1,700.00; and (3) approve the maintenance report. Director Shook seconded the motion, which passed unanimously.

MASTER PARK PLAN AND FUTURE PARK DEVELOPMENT

Ms. Lee reviewed the KGA report, a copy of which is attached. Ms. Lee updated the Board on the sidewalk enhancement project that is partnered with Harris County Precinct No. 3. Following review and discussion, Director Blackwell moved to approve the KGA report. Director Force seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES AND TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS

Mr. Davila reviewed the operator's report for August, 2025, a copy of which is attached.

Mr. Davila reviewed a proposal to install a sluice gate at the sewer plant for a cost of \$59,737.00.

The Board next considered termination of utility service to delinquent accounts. Mr. Davila reported that the customers on the termination list were mailed written notice prior to this meeting in accordance with the Rate Order, notifying them of the opportunity to appear before the Board of Directors to explain, contest, or correct the utility service bill and to provide an explanation as to why their utility service should not be terminated for reason of nonpayment.

Following review and discussion, Director Shook moved (1) to approve the operator's report; (2) approve the proposal to install a sluice gate at the sewer plant for a cost of \$59,737.00; and (3) to terminate utility service in accordance with procedures set forth in the Rate Order, given that the customers on the list were neither present at the meeting nor had they presented any statement on the matter. Director Blackwell seconded the motion, which passed unanimously.

REVIEW SMART METER PROPOSALS

The Board reviewed proposals from Accurate Meter and Supply for the potential installation of smart meters in the District, a copy of which is attached. Discussion ensued regarding testing the meters prior to fully committing to the potential installation of smart meters in the District.

AMEND RATE ORDER

The Board considered amending the Rate Order. Mr. Davila reviewed proposed changes to the Rate Order. Following review and discussion, Director Shook moved to amend the Rate Order, as discussed. Director Blackwell seconded the motion, which passed unanimously.

UPDATE ON ENGINEERING CONTRACT WITH LJA ENGINEERING INC.

The Board reviewed a Professional Services Agreement with LJA to serve as the District's engineer. Discussion ensued regarding reasons the District has chosen LJA as their District engineer. Following review and discussion, Director Porter moved to (1) approve the agreement with LJA; and (2) authorize ABHR to provide notice to the District's current engineer. Director Blackwell seconded the motion, which passed unanimously.

GARBAGE COLLECTION MATTERS

There was no discussion on this item.

WEBSITE MATTERS AND COMMUNITY OUTREACH

Mr. VanDyk updated the Board on website matters. He again reviewed a draft newsletter regarding the timeline of the development of HCMUD No. 592 and the District's involvement. Discussion ensued regarding combining questions concerning the development of HCMUD No. 592 for addressing at the next meeting.

Mr. VanDyk then reviewed a potential social media policy for the District. The Board concurred to review the policy and discuss this at a future meeting.

Following review and discussion, Director Porter moved to authorize posting of the newsletter on the District's website. Director Blackwell seconded the motion, which passed unanimously.

UPDATE FROM BOARD COMMITTEES

The Board discussed updates from each committee.

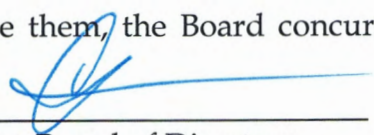
ANNUAL REPORT TO BOND REVIEW BOARD

Ms. Cone discussed the required submission of an annual report to the Bond Review Board containing certain information about the District's voter-approved but unissued bonds, and stated that ABHR will work with the District's consultants to prepare and submit the annual report by the September 30th deadline.

MEETING DATES AND FUTURE AGENDA ITEMS

The Board concurred to hold the next regular meeting on October 20, 2025, in the District.

There being no further business to come before them, the Board concurred to adjourn the meeting.



Secretary, Board of Directors



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