

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

Minutes of the Meeting of the Board of Directors
April 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 April 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 Moffatt, Assistant Secretary

and all participated in the meeting, thus constituting a quorum.

Also attending the meeting were: 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"); Brandon West of Touchstone District Services, LLC ("Touchstone"); and Christopher Skinner, Cole Trolinger and Melia Berry of Schwartz, Page & Harding, L.L.P. ("SPH"). Christine Leighton of Best Trash, LLC ("Best Trash") and Detective Javier Urena of Harris County Sheriff's Office; each entered the meeting after it had been called to order.

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 March 4, 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 March 4, 2025, meeting be approved, as written.

BOOKKEEPER'S REPORT

Mr. Khoja then presented to and reviewed with the Board the Bookkeeper's Report, dated April 1, 2025, a copy of which report is attached hereto as **Exhibit A**. He presented the cash flow report, fund balance report, capital projects fund summary, pledged securities report, profit and loss statement, a comparison of budgeted versus actual income and expenditures, debt service payment schedule, a cash flow forecast, and the Weingarten General Operating Costs, and reviewed same with the Board. After discussion, it was moved by Director Smith, seconded by Director Garza and unanimously carried, to approve the Bookkeeper's Report and authorize the payment of the disbursements listed therein.

UNCLAIMED PROPERTY

In connection with the preparation of Unclaimed Property Reports, Mr. Khoja reported that MAC has identified \$2,149.50 of unclaimed property for the reporting period and will prepare the payment and an unclaimed property report for presentation to the Board at the May Board meeting. MAC will also request that the Board authorize MAC to forward the funds to the Texas Comptroller of Public Accounts at that time.

TAX ASSESSOR-COLLECTOR REPORT

Ms. Highberger next presented to and reviewed with the Board the Tax Assessor-Collector Monthly Report dated as of March 31, 2025, and the Delinquent Tax Roll dated as of March 31, 2025, as prepared by Wheeler, copies of which report and 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 then 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 C**. Mr. Skinner 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 next considered the adoption of a Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes. Mr. Skinner 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 Board on January 7, 2025. After further discussion, it was moved by Director Stanley, seconded by Director Smith and unanimously carried, that the Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes, a copy of which is attached hereto as **Exhibit D**, be adopted by the District, and that Perdue be authorized to proceed with the collection of the District's 2025 delinquent real property tax accounts on July 1, 2025, subject to proper notice having been given as provided in said Resolution, including the filing of lawsuits as necessary.

TAX-EXEMPT MULTI-FAMILY DEVELOPMENT WITHIN THE DISTRICT

Mr. Skinner then presented to and reviewed with the Board an article from the *Houston Chronicle* entitled "*Who's Cashing in Big On Houston's Affordable Housing System? Not the Renter's*", a copy of which is attached hereto as **Exhibit E**.

Mr. Skinner then reported that the matter between the District and Emory West Cypress Apartments ("Emory"), located at 19770 Clay Road, Katy, Texas 77449, has been scheduled for mediation on Tuesday, April 29, 2025, at 8:30 a.m. via Zoom. He then presented to and reviewed with the Board the form of Agreement to Mediate (the "Agreement") prepared by the Honorable Mike Engelhart of Kherkher Garcia, LLP. Mr. Skinner noted that the fee for the mediation will be \$1,650, which was approved along with the Bookkeeper's Report earlier in the meeting. After discussion, it was moved by Director Garza, seconded by Director Stanley and unanimously carried, that the Board approve the Agreement as presented and authorize the President and Secretary to execute same on behalf of the Board and the District. The executed Agreement is attached hereto as **Exhibit F**.

OPERATIONS AND MAINTENANCE REPORT

The Board next considered the Operations and Maintenance Report. Mr. Scott presented to and reviewed with the Board the Operations Report dated April 1, 2025, a copy of which report is attached hereto as **Exhibit G**.

Mr. Scott then reported on the status of the Valve Improvement Project and presented to and reviewed with the Board a revised Valve Survey (the "Survey"), a copy of the Survey is attached to the Operations and Maintenance Report. He noted that the project is 95% complete and the remaining valves (highlighted in green in the survey) are scheduled to be completed next.

Mr. Scott next presented to and reviewed with the Board a Delinquent Letter Accounts Listing (the "Listing") dated March 28, 2025, a copy of which 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.

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.

ENGINEER'S REPORT

The Board next considered the Engineer's Report. Mr. Humble presented the Engineer's Report dated April 1, 2025, a copy of which report is attached hereto as **Exhibit H** and reviewed same with the Board.

In connection with work completed at the Administration Building and Recreational Center Project, Mr. Humble then presented to the Board for approval of: (i) Pay Estimate No. 8 in the amount of \$370,862.79 to Texas Wall Systems; (ii) the payment of Invoice No. 2025241, in the amount of \$8,564.00, payable to Project Surveillance, Inc.; and (iii) the concurrence in the payment of Pay Estimate No. 8 and Final in the amount of \$85,659.64 payable to R. Construction Civil for work completed on the storm sewer serving the 59.7-acre tract. After discussion, Director Garza moved to approve all actions presented in the Engineer's Report as discussed. Director Stanley seconded the motion, which unanimously carried.

UTILITY COMMITMENTS

Mr. Humble then reported that S-H had nothing new to report in connection with the 62.271-acre Weingarten Bear Creel tract, or the status of the capacity requests from Blue Wave Express to serve its proposed car wash development at Elm Tree Dale Drive and Clay Road, and W Land Development to serve its proposed residential community until S-H determines how much capacity the District has remaining that it can allocate.

RECREATIONAL FACILITIES AND ADMINISTRATION BUILDING PROJECTS

Ms. Kramer next presented to and reviewed with the Board a Park Construction Report, dated April 2025, a copy of which report is attached hereto as **Exhibit I**.

Mr. Skinner then reported that SPH has received the comments to the Lease Agreement between Harris County and the District (the "Lease Agreement") for the Sheriff's Office Substation in the District's Administration Building. He noted that, after an initial review SPH is recommending the approval of the Lease Agreement with the County, subject to final review of same by the County and SPH. After discussion, Director Garza moved to approve the Lease Agreement, subject to final review of same by the County and SPH. Director Smith seconded said motion, which unanimously carried.

Mr. Skinner next reviewed with the Board the draft Park Maintenance Agreement between the District and Park Rangers, LLC (the "Park Agreement") and recommended the Board approve the Park Agreement as discussed. After discussion, Director Smith moved to approve the Park Agreement. Director Garza seconded said motion, which unanimously carried. The executed Park Agreement is attached hereto as **Exhibit J**.

Mr. Skinner then reviewed with the Board the draft Administration Building Maintenance/Management Agreement between the District and Park Rangers, LLC (the "Administration Building Agreement") and recommended the Board approve the Administration Building Agreement, as discussed. After discussion, Director Smith moved to approve the Administration Building Agreement. Director Stanley seconded said motion, which unanimously carried. The executed Administration Building Agreement is attached hereto as **Exhibit K**.

Mr. Skinner reported that SPH is still reviewing the Pavilion Use Agreement Contract and the Administration Building and Grounds Rental Policies and Procedures and will have comments to MI before the May Board meeting.

The Board next discussed the schedule for the opening of the Park and Administration Building. Ms. Kramer noted that (i) on July 3, 2025, a small dedication/opening is scheduled, (ii) on July 5, 2025, the grand opening for the public is scheduled, and (iii) building reservations will begin on July 1, 2025, for dates after the middle of July 2025.

Ms. Leighton and Detective Urena entered the meeting during the discussion of the Recreational Facilities and Administration Building Projects report.

ORDER ESTABLISHING OFFICIAL MEETING PLACE INSIDE THE DISTRICT

The Board then considered establishing a designated official meeting place of the Board inside the boundaries of the District. After discussion, Director Hanson moved to designate a meeting place at 19623 Windy Stone, Katy, Texas 77449 as a District public meeting place of the Board and interested members of the public, and that the Order Establishing Meeting Place Inside the District attached hereto as **Exhibit L** be adopted. Director Smith seconded the motion, which carried unanimously.

SECURITY MATTERS

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

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

Ms. Leighton next 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 M**. She stated that the current rate of \$25.66 for curbside service will increase to \$26.73 per residence effective June 1, 2025, and will continue through May 2026. Upon discussion, Director Garza moved that (i) the annual CPI adjustment be

accepted, effective June 1, 2025, and (ii) the Rate Order be amended to increase the residential sanitary sewer rate from \$44.66 to \$45.73, effective June 1, 2025, and that any and all prior Rate Orders be revoked as of said date. Director Stanley seconded said motion, which unanimously carried. A copy of the Rate Order is attached hereto as **Exhibit N**.

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 next presented to and reviewed with the Board Touchstone's Communications Meeting Report dated April 1, 2025. A copy of the report is attached hereto as **Exhibit O**.

Mr. West requested the Board include an item for the approval of Exhibit A5 to Consulting Agreement for Reservation System and Virtual Tour on May agenda for discussion. After discussion, the Board concurred to include the matter on the May agenda.

ATTORNEY'S REPORT

The Board then 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.

CLOSED SESSION

The Board determined it would not be necessary to enter into Closed Session pursuant to Texas Government Code Section 551.071.

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 Smith 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 Collections Attorneys' Report
Exhibit D	Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes
Exhibit E	<i>Who's Cashing in Big On Houston's Affordable Housing System? Not the Renter's</i> by Houston Chronicle, March 27, 2025
Exhibit F	Mediation Agreement
Exhibit G	Operations and Maintenance Report
Exhibit H	Engineer's Report
Exhibit I	Park Construction Report
Exhibit J	Park Maintenance Agreement between the District and Park Rangers, LLC
Exhibit K	Administration Building Maintenance/Management Agreement between the District and Park Rangers, LLC
Exhibit L	Order Establishing Meeting Place Inside the District
Exhibit M	Best Trash correspondence of Annual Consumer Price Index
Exhibit N	Rate Order
Exhibit O	Communications Meeting Report