

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 383

January 7, 2026

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 383 (the "District") met in regular session, open to the public, at the offices of Municipal Accounts & Consulting, L.P., 1281 Brittmoore Road, Houston, Texas 77043, outside the boundaries of the District, on the 7th day of January, 2026, and the roll was called of the members of the Board being present:

John Porea	President
John J. Ryan	Vice President
Jeffrey Peters	Secretary
Jean M. Casagrande	Assistant Secretary
Jody Chouinard	Assistant Vice President

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

Also attending the meeting in person were: Tyler Leggett of Municipal Accounts & Consulting, L.P. ("MAC"); Jay Llamado of Tax Tech, Inc. ("Tax Tech"); Jennifer Mays of Pape-Dawson Engineers ("Pape-Dawson"); Kathryn Foss of Municipal Information Services ("MIS"); Scott Shelnett of Municipal Operations & Consulting, Inc. ("MOC"); David Stuhlmiller of Storm Water Solutions, LLC ("SWS"); and Andrew B. Vaughan and Whitney Lington of Allen Boone Humphries Robinson LLP ("ABHR").

COMMENTS FROM THE PUBLIC

Director Porea offered any members of the public attending the meeting the opportunity to make public comment.

There being no members of the public requesting to make public comment, the Board moved to the next agenda item.

CONSENT AGENDA

The consultant reports were provided in advance of the meeting. Following review and discussion, Director Peters moved to approve the following items on the consent agenda: (1) the minutes of the December 3, 2025 regular meeting, as submitted; (2) tax assessment and collection matters; (3) the annual report regarding Post-Issuance Compliance Policy; (4) financial and bookkeeping matters; (5) accept the Disclosure Statements from the District's bookkeeper and Investment Officer, authorize filing of the statements with the Texas Ethics Commission, and direct that the statements be filed

appropriately and retained in the District's official records; (6) operating matters; (7) channel and pond maintenance matters; (8) website and communications matters; and (9) direct that, where appropriate, items are filed appropriately and retained in the District's official records. Director Ryan seconded the motion, which passed unanimously. Copies of all reports approved as part of the consent agenda are attached.

ITEMS REMOVED FROM CONSENT AGENDA

There were no items removed from the consent agenda.

2026 DIRECTORS ELECTION

ADOPT RESOLUTION DESIGNATING AN AGENT OF THE SECRETARY OF THE BOARD OF DIRECTORS DURING THE 2026 BOARD OF DIRECTORS ELECTION PERIOD

Mr. Vaughan discussed procedures related to the 2026 Directors Election. He reviewed a Resolution Designating an Agent of the Secretary of the Board of Directors During the 2026 Directors Election Period.

AUTHORIZE NOTICE OF DEADLINE TO FILE APPLICATIONS FOR PLACE ON THE BALLOT

Mr. Vaughan then reported on requirements to file a Notice of Deadline to File Applications for Place on the Ballot for the 2026 Directors Election.

CONSIDER USE OF ELECTRONIC VOTING SYSTEM AND AUTHORIZE NOTICE OF EXEMPTION

Mr. Vaughan discussed exemptions from using electronic voting systems during the 2026 Directors Election.

SET PAY FOR ELECTION OFFICIALS

The Board discussed pay for election officials during the 2026 Directors Election.

Following review and discussion, Director Peters moved to: (1) adopt a Resolution Designating an Agent of the Secretary of the Board During the 2026 Directors Election Period appointing Whitney Lington as the agent of the Secretary of the Board of Directors to perform the duties of the District's Directors Election; (2) authorize ABHR to post the appropriate notices regarding the Agent of the Secretary of the Board of Directors During the 2026 Directors Election period and the Notice of Deadline to File Application for Place on the Ballot for the 2026 Directors Election; (3) authorize the Secretary's agent to publish Notice of Exemption from use of electronic voting systems in a newspaper of general

circulation; and (4) set the pay for election officials at \$20.00, per hour, as discussed. Director Ryan seconded the motion, which was approved by unanimous vote.

ADDITIONAL TAX MATTERS

Mr. Llamado stated 3.56% of the District's 2025 taxes were collected as of December 31, 2025.

STORM WATER MANAGEMENT PLAN MATTERS, INCLUDING PROPOSALS FOR WORK

Mr. Stuhlmiller reviewed the detention facility maintenance report prepared by SWS, a copy of which is attached. The Board inquired about bar screens at District facilities.

Mr. Stuhlmiller discussed nutria activity in the District. Discussion ensued. Mr. Stuhlmiller stated that the reported nutria activity is on Harris County Municipal Utility District No. 367's ("MUD 367") property, not the District's property.

Following review and discussion, Director Peters moved to approve the detention facility maintenance report. Director Ryan seconded the motion, which passed unanimously.

ADDITIONAL CHANNEL AND POND MAINTENANCE, INCLUDING PROPOSALS FOR WORK

There was no discussion on this agenda item.

UPDATE ON WATERLINE LOOP EASEMENT ACQUISITION MATTERS AND TAKE APPROPRIATE ACTION

Ms. Mays updated the Board on the easements needed for the proposed waterline loop behind the CVS located on Champion Forest Drive. Ms. Mays stated the easements are being appraised for current land value. Ms. Mays stated Pape-Dawson is working with PAS Property Acquisition Services, LLC to coordinate final offers to four of the easements needed for the project.

ENGINEERING MATTERS

Ms. Mays reviewed the engineering report, a copy of which is attached.

Ms. Mays updated the Board on the modifications to the wastewater treatment plant, in relation to the rehabilitation of the wastewater treatment plant.

Ms. Mays updated the Board on construction of the third water well and requested approval of Pay Estimate No. 11 submitted by W.W. Payton Corporation (“W.W. Payton”) in the amount of \$328,320.00, with the District’s share being \$178,967.23.

Ms. Mays updated the Board on construction of water and sanitary facilities to serve the NewQuest retail tract. Ms. Mays requested approval of Pay Estimate No. 2 and Final, submitted by GM Vera’s Construction (“GM”) in the amount of \$16,119.82 and Change Order No. 2 to the contract with GM to decrease the contract in the amount of \$4,500.00 for final quantity adjustments. The Board concurred that Change Order No. 2 was beneficial to the District.

Ms. Mays updated the Board on the wastewater treatment plant improvements and stated the contract with HCG is ready for Board signature.

Ms. Mays updated the Board on the water plant nos. 1 and 2 improvements and stated the contract with McDonald Municipal & Industrial (“McDonald”) is ready for Board signature.

Ms. Mays updated the Board on the lift station nos. 1 and 2 improvements and stated the contract with McDonald is being prepared for Board signature.

Ms. Mays updated the Board on requests for utility commitments, as reflected in the engineer’s report. Ms. Mays discussed the Mavis Tires & Brakes (“Mavis”) and Einstein Bros. Bagels tracts located along the Grand Parkway. Ms. Mays updated the Board on the utility request for offices along Champion Forest and Crescent Clover and stated the project has been cancelled.

Ms. Mays updated the Board on the NewQuest detention pond and stated the metes and bounds for the detention pond have been prepared excluding the retaining wall.

Ms. Mays updated the Board on the Boudreaux Road realignment.

Ms. Mays discussed the amended Agreement for Professional Services (the “Agreement”) between the District and Pape-Dawson. Ms. Mays stated Pape-Dawson is preparing a response to comments received at the December Board meeting regarding the Agreement.

The Board inquired about bids received for the maintenance of the NewQuest detention pond. Discussion ensued regarding potential reimbursement for the NewQuest detention pond.

Following review and discussion, and based on the District engineer’s recommendation, Director Peters moved to: (1) approve the engineer’s report; (2)

approve Pay Estimate No. 11 submitted by W.W. Payton in the amount of \$328,320.00, with the District's share being \$178,967.23, for the construction of water well no. 3; (3) approve Pay Estimate No. 2, and Final, submitted by GM in the amount of \$16,119.82 for the construction of water and sanitary facilities to serve the NewQuest retail tract; and (4) approve Change Order No. 2 to the contract with GM to decrease the contract in the amount of \$4,500.00 for final quantity adjustments for the construction of water and sanitary facilities to serve the NewQuest retail tract. Director Ryan seconded the motion, which passed unanimously.

REVIEW DEVELOPER REIMBURSEMENT MATTERS AND AUTHORIZE PREPARATION OF DEVELOPER REIMBURSEMENT REPORT

The Board discussed developer reimbursement matters.

Following review and discussion, Director Peters moved to authorize McCall Gibson Swedlund Barfoot Ellis PLLC to prepare developer reimbursement reports, as discussed. Director Ryan seconded the motion, which passed unanimously.

ADDITIONAL BOOKKEEPING MATTERS

Mr. Leggett updated the Board on the UCL deposit for Mavis and stated MAC received an additional deposit of \$5,000.00 from Mavis.

CONSIDER APPROVING AMENDED AND RESTATED AGREEMENT WITH MUNICIPAL INFORMATION SERVICES, AND TAKE APPROPRIATE ACTION

Ms. Foss discussed services provided by MIS.

Ms. Foss then reviewed an amended and restated agreement between the District and MIS. Discussion ensued regarding data collected by MIS for the EVO report. The Board concurred to defer action on the amended and restated agreement between the District and MIS until the next Board meeting.

NORTH HARRIS COUNTY REGIONAL WATER AUTHORITY ("NHCRWA") MATTERS

The Board discussed the January NHCRWA meeting. Discussion ensued regarding the NHCRWA's Groundwater Reduction Plan and guidelines for converting from groundwater to surface water, in relation to the Harris-Galveston Subsidence District requirements.

ADDITIONAL OPERATING MATTERS

Mr. Shelnutt updated the Board on the sanitary sewer manhole survey. Mr. Shelnutt stated Phase I of the sanitary sewer manhole survey is complete and MOC is

working with the District's Operations Subcommittee and MUD 367's Operations Subcommittee to address the deficiencies found during the survey.

Mr. Shelnutt presented a list of delinquent customers to the Board and reported the customers on the termination list were delinquent in payment of their water and sewer bills and were given written notification, in accordance with the District's Rate Order, prior to the meeting of the opportunity to appear before the Board of Directors to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment.

Mr. Shelnutt requested Board authorization to write off one delinquent utility account totaling \$141.68 and send to a collection agency.

The Board discussed water pumpage at District wells.

The Board discussed the leak report, a copy of which is attached to the operator's report. The Board inquired about EyeOnWater accounts in relation to leak alert notifications. The Board requested for MOC to turn on leak alert notifications for all EyeOnWater accounts listed on the leak report.

The Board inquired about the yearly costs associated with sludge hauling in the District.

Following review and discussion, Director Peters moved to: (1) authorize termination of delinquent accounts, in accordance with the District's Rate Order, and direct that the delinquent customer list be filed appropriately and retained in the District's official records; and (2) authorize MOC to write off one delinquent utility account totaling \$141.68 and send the account to a collection agency Director Ryan seconded the motion, which passed unanimously.

The minutes from the most recent Operations Subcommittee meeting were provided to the Directors prior to the meeting and are attached.

AUTHORIZE EXECUTION OF LETTER AGREEMENT WITH GLEANNLOCH FARM COMMUNITY ASSOCIATION FOR DISTRICT CONTRIBUTION TOWARDS ELIGIBLE PROJECTS/COSTS

The Board discussed the District's annual contribution to the Gleannloch Farms Community Association ("HOA"). The Board concurred to contribute \$50,000.00 to the HOA for District improvements. The Board concurred for ABHR to prepare the annual contribution letter and approve the letter at the next Board meeting.

REPORTS FROM DIRECTORS AND DISTRICT CONSULTANTS ON DISTRICT MATTERS

There was no discussion on this agenda item.

ANNUAL CYBERSECURITY AND ARTIFICIAL INTELLIGENCE TRAINING

The Board deferred action on this agenda item.

ATTORNEY'S REPORT

The Board reviewed a draft of the District's updated Information Kit for 2026 and concurred to approve the updated Kit at the next Board meeting.

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


Secretary, Board of Directors

(SEAL)



LIST OF ATTACHMENTS TO MINUTES

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ACTION LIST

Action Item/Date Assigned	Status/Comments
Tax Tech	
MAC/MFS	
MOC	
Turn on EyeOnWater leak notifications for accounts listed on the leak report (1/7/26)	
Schedule and conduct Baseline Testing with an accredited laboratory and report results to Board and to Claims Administrator within forty-five (45) calendar days after receiving the test results and no later than January 1, 2026; and submit Public Water System Testing Compensation Claims Forms for reimbursement of Baseline Testing prior to January 1, 2026 (9/3/25)	11/5/25 - Testing pending
Undertake TRE testing of effluent at the WWTP (9/3/25)	
Complete Phase 1 of the sanitary sewer manhole survey at an estimated cost of \$3,000 (7/7/25)	9/3/25 - MOC reviewing reports from survey 12/3/25 - Working to address deficiencies
Complete Phase 5 smoke testing repairs at an estimated cost of \$8,000 (7/7/25)	9/3/25 - Testing complete; MOC to investigate two potential issues that may need to be repaired
Pape-Dawson	
Coordinate as needed with Property Acquisition Services regarding pending water line loop easement appraisals (12/3/25)	
Review FEMA requirements relating to amended Professional Services Agreement (12/3/25)	1/7/26 - Prepare a response to Board comments
Prepare metes and bounds for Mavis and Einstein tracts (11/5/25)	
Present proposal for Board consideration at the next meeting for an analysis to assess modifications needed for the wastewater treatment plant, in relation to capacity during major repairs (10/1/25)	
Follow up with MUD 367 regarding Change Order No. 2 to the water well no. 3 construction contract (10/1/25)	

Action Item/Date Assigned	Status/Comments
Investigate stormwater pollution prevention matters for construction along the Grand Parkway and report back to the Board (9/3/25)	
GLAMCO	
Install four signs regarding prohibiting golf cart use and allowing catch-and-release fishing only at the Dove Manor pond (12/3/25)	
Overseed the Grove detention pond (12/3/25)	
Remove silt build-up in the channel behind water plant No. 2, at a cost not to exceed \$7,000 (10/1/25)	
Remove and replace plant material at the Grove detention pond at a cost of \$3,192.30 (9/3/25)	
Provide herbicide treatments to the detention pond and channels upstream of Northpointe Blvd (9/3/25)	
Provide replacement fencing options for the walking trail at Dove Manor and Crescent Cove (8/6/25)	
Mow area along Northlake pond and hand mow certain additional areas (8/6/25)	
Install "Catch & Release" signs at the entrances of Northlake pond, The Grove pond and Dove Manor pond (8/6/25)	12/3/25 - Install 4 no golf cart and catch and release fishing only signs
Best Trash	
Follow up regarding placement of recycling bins after pickup (11/5/25)	
Lake Pro	
Storm Water Solutions	
Complete repairs and maintenance at the NewQuest detention pond following completion of the Sherman Williams store (9/3/25)	9/3/25 - Board approved proposal in the amount of \$24,912 Project on hold pending completion of adjacent construction
Double Eagle	
Directors	
Director Ryan will follow up with GLAMCO regarding the 3-rail fence at the Dove Manor/Crescent Cove walking trail (10/1/25)	
Director Peters will serve as the Board representative with regard to negotiating the waterline loop easements (7/7/25)	
KGA/DeForest	
Touchstone	
ABHR	

Action Item/Date Assigned	Status/Comments
Prepare letter agreement for District contribution to HOA (1/7/26)	
Review FEMA requirements relating to amended Pape-Dawson Professional Services Agreement (12/3/25)	
Public Power Pool (P3)	
McCall Gibson	
Prepare developer reimbursement report for the NewQuest detention pond (1/7/26)	