

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 383

March 4, 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 4th day of March, 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, thus constituting a quorum.

Also attending the meeting in person were: Rod Rudine of Texas Groundworks Management, Inc. ("Texas Groundworks"); Tyler Leggett of Municipal Accounts & Consulting, L.P. ("MAC"); Kristy Schoonover of Tax Tech, Inc. ("Tax Tech"); Paul Dodd of NewQuest Properties ("NewQuest"); Jennifer Mays of Pape-Dawson Engineers ("Pape-Dawson"); Scott Shelnuttt of Municipal Operations & Consulting, Inc. ("MOC"); Ruben Flores of McCall Gibson Swedlund Barfoot Ellis PLLC ("McCall"); Adam Swonke of Gleannloch Landscaping & Maintenance Company ("GLAMCO"); David Stuhlmiller of Storm Water Solutions, LLC ("SWS"); and Adisa Harrington 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.

Mr. Rudine introduced himself and discussed services offered by Texas Groundworks.

There being no additional 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. Ms. Harrington noted that the Arbitrage Rebate Reports for the Series 2015, 2015A Park, and 2016

Refunding Bonds indicate that no payments are owed to the Internal Revenue Service. Following review and discussion, Director Peters moved to approve the following items on the consent agenda: (1) the minutes of the February 4, 2026 regular meeting, as submitted; (2) tax assessment and collection matters; (3) financial and bookkeeping matters, including the quarterly investment report; (4) operating matters; (5) the critical load list and related filing; (6) channel and pond maintenance matters; (7) website and communications matters; and (8) direct that, where appropriate, items are filed appropriately and retained in the District's official records. Director Casagrande 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

Ms. Harrington discussed procedures related to the 2026 Directors Election. She presented a Certificate Declaring Unopposed Status of Candidates for Election to the Board of Directors executed by the Board Secretary stating that the District received three candidate applications for the three director positions for the May 2, 2026, Directors Election.

Ms. Harrington presented an Order Cancelling Election and Declaring Unopposed Candidates Elected to Office (the "Order Cancelling") stating that the May 2, 2026, Directors Election is cancelled and that the unopposed candidates, John Porea, John Ryan and Jeffrey Peters, are declared elected to office to serve from the May 2, 2026, election until the May 4, 2030, Directors Election. She reviewed the posting requirements for the Order Cancelling.

Following review and discussion, Director Peters moved to: (1) accept the Certificate Declaring Unopposed Status of Candidates for Election to the Board of Directors; (2) adopt the Order Cancelling Election and Declaring Unopposed Candidates Elected to Office and authorize the Secretary's agent to post the Order Cancelling, as required; and (3) direct that the Certificate and Order be filed appropriately and retained in the District's official records. Director Casagrande seconded the motion, which passed unanimously.

ADDITIONAL TAX MATTERS

Ms. Schoonover updated the Board on 2025 tax collections.

Ms. Schoonover stated letters have been mailed to delinquent tax accounts.

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.

Ms. Mays updated the Board on the assessment of repairs identified in the SWS biannual audit report **Error! Bookmark not defined.** of District facilities. Ms. Mays stated Pape-Dawson and SWS are scheduling a site visit to assess repairs of District facilities.

The Board discussed channel maintenance in the District.

The Board inquired about property owned by the District and Harris County Municipal Utility District No. 367 ("MUD 367") in relation to the SWS inspection of District facilities and MUD 367 facilities. The Board requested for SWS to only include District facilities in future District detention facility maintenance reports.

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

ADDITIONAL CHANNEL AND POND MAINTENANCE, INCLUDING PROPOSALS FOR WORK

Mr. Swonke presented a proposal from GLAMCO in the amount of \$1,722.50 for the removal and replacement of dead trees and repairs to the gate located at water plant no. 2. Discussion ensued regarding unauthorized use of motorized vehicles on the property adjacent to water plant no. 2.

Mr. Swonke discussed fencing at Crescent Clover pond. Mr. Swonke then presented a proposal from GLAMCO in the amount of \$13,452.00 for the installation of fencing along Crescent Clover pond. Discussion ensued regarding the fencing options presented in the proposal. The Board concurred for Director Casagrande to conduct a site visit with GLAMCO to assess fencing needs for Crescent Clover pond. The Board took no action on this proposal.

Mr. Swonke presented a proposal from GLAMCO in the amount of \$4,925.00 for erosion repairs at the Crescent Clover pond inlet.

Following review and discussion, Director Casagrande moved to approve the following proposals from GLAMCO: (i) removal and replacement of dead trees and repairs to the gate located at water plant no. 2, in the amount of \$1,722.50; and (ii) erosion

repairs at the Crescent Clover pond inlet in the amount of \$4,925.00. Director Peters seconded the motion, which passed unanimously.

Director Casagrande left the meeting.

The Board inquired about the installation of security cameras at District facilities.

Mr. Swonke updated the Board on fertilization and herbicide treatments of District facilities.

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 Pape-Dawson is working with Property Acquisition Services, LLC to coordinate final offers for the easements needed for the project. The Board inquired about the timeline for the project. Discussion ensued regarding final offers for 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 stated the contractor has remobilized to install the pump and motor.

Ms. Mays updated the Board on the wastewater treatment plant improvements. Ms. Mays then discussed the following proposals in relation to the wastewater treatment plant improvements: (i) Preventative Services, LP ("Preventative Services") in the amount of \$6,800.00 for coating inspection of the wastewater treatment plant; and (ii) Ninyo & Moore in the amount of \$10,900.00 for construction materials testing and observation services. Discussion ensued regarding contracts with Preventative Services and Ninyo & Moore.

Ms. Mays updated the Board on the water plant nos. 1 and 2 improvements. Ms. Mays then presented a proposal from Preventative Services in the amount of \$6,400.00 for coating inspections of water plant nos. 1 and 2.

Ms. Mays updated the Board on the lift station nos. 1 and 2 improvements.

Ms. Harrington updated the Board on the NewQuest detention pond. Ms. Harrington stated ABHR is preparing a deed to convey the detention pond to the District.

Discussion ensued regarding conducting a Phase I Environmental Site Assessment of the property and ownership of the property. The Board concurred not to conduct a Phase I Environmental Site Assessment of the property and requested an ownership and lien certificate for the property.

The Board inquired about security options for the water plants. Mr. Shelnett reviewed the current security measures at the plants.

Ms. Mays discussed the pending Agreement for Professional Services (the "Agreement") between the District and Pape-Dawson.

Ms. Mays discussed the preliminary Harris County flood maps. Discussion ensued regarding flood insurance.

Ms. Mays discussed updates to the District's GIS.

The Board discussed the fence located at water plant no. 3. Ms. Harrington stated leaf-burning by the resident at 10031 Friesian Estates caused part of the District's fence to catch on fire. Discussion ensued regarding needed repairs for the fence. The Board concurred for MOC to repair the fence and invoice the resident at 10031 Friesian Estates for the fence repairs.

Following review and discussion, and based on the District engineer's recommendation, Director Peters moved to: (1) approve the engineer's report; (2) approve the proposal from Preventative Services in the amount of \$6,800.00 for coating inspections of the wastewater treatment plant, as Exhibit A to the existing Agreement for Professional Services (Inspection Services) between the District and Preventative Services; (3) approve a Professional Geotechnical Engineering Services Agreement with Ninyo & Moore for construction materials testing and observation services for the wastewater treatment plant improvements and the associated proposal from Ninyo & Moore in the amount of \$10,900.00 for construction materials testing and observation services for the wastewater treatment plant improvements, with the proposal to serve as Exhibit A to the new agreement; (4) approve the proposal from Preventative Services in the amount of \$6,400.00 for coating inspections of water plant nos. 1 and 2, as Exhibit B to the existing Agreement for Professional Services (Inspection Services) between the District and Preventative Services; (5) approve the deed to convey the NewQuest detention pond from NewQuest to the District, subject to finalization; (6) approve the Agreement between the District and Pape-Dawson for engineering services; and (7) authorize MOC to complete fence repairs at the District's water plant and invoice the resident at 10031 Friesian Estates for the fence repairs. Director Ryan seconded the motion, which passed unanimously.

DEVELOPER REIMBURSEMENT MATTERS

Mr. Flores presented and reviewed a draft developer reimbursement report prepared by McCall in connection with surplus operating revenue from the general fund.

Ms. Harrington discussed reimbursements to NewQuest, as outlined in the draft developer reimbursement report.

Following review and discussion, Director Peters moved to: (1) approve the draft developer reimbursement report; and (2) approve reimbursements to NewQuest in 2 disbursements: (i) \$291,582.27 for construction costs, for which a developer receipt was submitted; and (ii) \$292,486.41 for land costs, contingent on conveyance of the detention pond to the District and submittal of a developer receipt. Director Ryan seconded the motion, which passed unanimously.

ADDITIONAL BOOKKEEPING MATTERS

Mr. Leggett discussed the North Harris County Regional Water Authority ("NHCRWA") Effluent Credit report, a copy of which is included in the bookkeeper's report.

The Board inquired sales tax the District receives from online purchases made by residents and business owners in the District. The Board requested for ABHR to follow up with B&A Municipal Tax Service, LLC regarding whether the District receives sales tax revenue from online purchases.

Mr. Leggett presented and reviewed a proposed District budget for the fiscal year ending March 31, 2027. Discussion ensued regarding budgeted engineering costs. Mr. Leggett then presented and reviewed the proposed budgets for regional facilities for the fiscal year ending March 31, 2027.

The Board discussed potentially scheduling two joint meetings with MUD 367 to tour areas of Gleannloch Farms and review the joint Capital Improvement Plan ("CIP").

Following review and discussion, Director Peters moved to: (1) adopt the proposed District budget for the fiscal year ending March 31, 2027, as revised; and (2) adopt the proposed budgets for regional facilities for the fiscal year ending March 31, 2027, as presented. Director Ryan seconded the motion, which passed unanimously.

AUTHORIZE AUDITOR TO CONDUCT AUDIT

Mr. Flores reviewed an audit continuance letter from McCall, a copy of which is attached, for preparing the District and regional facility audits for the fiscal year ending March 31, 2026. Following review and discussion, Director Peters moved to authorize McCall to begin preparation of the audits and directed that the continuance letter be filed

appropriately and retained in the District's official records. Director Ryan seconded the motion, which passed unanimously.

NHCRWA MATTERS

The Board discussed potential NHCRWA water rate increases.

Director Chouinard discussed communications with residents regarding the construction of the third water and fees associated with the District's water rate. The Board inquired about guidelines set by the NHCRWA regarding the use of groundwater and surface water in the District. Discussion ensued regarding communications with residents and platforms to use for the posting of communications with residents. The Board concurred for Director Chouinard to post communications on the District website and in the Stable magazine, subject to ABHR final review.

ADDITIONAL OPERATING MATTERS

Mr. Shelnutt discussed disincentive fees associated with the use of groundwater and surface water.

Mr. Shelnutt updated the Board on the sanitary sewer manhole survey repairs and stated seven repairs are complete.

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 \$231.30 and send to a collection agency.

Mr. Shelnutt reviewed the annual report on implementation of the District's Water Conservation Plan ("WCP") with the Board. Mr. Shelnutt stated there are no updates to the District's WCP.

Mr. Shelnutt reviewed the District's current Drought Contingency Plan ("DCP"). The Board concurred that no changes were necessary to the current DCP and took no action.

Mr. Shelnutt presented a proposal from MOC in the amount of \$19,000.00 to complete the Risk and Resilience Assessment and the Emergency Preparedness Plan, in relation to the America's Water Infrastructure Act of 2018.

Mr. Shelnutt updated the Board on the District's Emergency Preparedness Plan and stated it is in final review.

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; (2) authorize MOC to write off one delinquent utility account totaling \$231.30 and send the account to a collection agency; (3) approve the annual report on implementation of the WCP and direct that the report be filed appropriately and retained in the District's official records; and (4) approve the proposal from MOC in the amount of \$19,000.00 to complete the Risk and Resilience Assessment and the Emergency Preparedness Plan, in relation to the America's Water Infrastructure Act of 2018. Director Ryan seconded the motion, which passed unanimously.

The Board inquired about water and sewer rates, in relation to the District's garbage fees.

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

REPORTS FROM DIRECTORS AND DISTRICT CONSULTANTS ON DISTRICT MATTERS

There was no discussion on this agenda item.


ATTORNEY'S REPORT

There was no discussion on the new cybersecurity and artificial intelligence training requirements.

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

(SEAL)




Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	<u>Page</u>
Tax report	2
Bookkeeper's report.....	2
Operator's report.....	2
GLAMCO channel and pond maintenance report.....	2
Website and communications report	2
SWS detention facility maintenance report.....	3
Engineering report.....	4
Continuance letter from the District's auditor.....	6
Operations Subcommittee meeting minutes.....	8

ACTION LIST

Action Item/Date Assigned	Status/Comments
Tax Tech	
MAC/MFS	
Disburse developer reimbursement for detention pond land costs following recordation of deed and submittal of developer receipt (3/4/26)	
MOC	
Repair fence at water plant and invoice resident (3/4/26)	
Send letter to property owner for delinquent renter account and, if property owner does not pay delinquent amount, send account to collections (2/4/26)	3/4/26 - MOC will send account to collections
Undertake TRE testing of effluent at the WWTP (9/3/25)	
Complete Phase 1 sanitary sewer manhole survey repairs (2/4/26)	3/4/26 - work is pending; seven repairs completed to date
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	
Work with Property Acquisition Services, LLC to coordinate final offers for the easements needed for the waterline loop project (3/4/26)	
Prepare summary of repairs associated with SWS biannual report and obtain proposals from SWS, GLAMCO and Double Eagle for the repairs (2/4/26)	
GLAMCO	
Remove and replace dead trees and repair gate located at water plant no. 2, in the amount of \$1,722.50 (3/4/26)	
Complete erosion repairs at Crescent Clover pond inlet in the amount of \$4,925.00 (3/4/26)	
Install lock on District gate adjacent to Gleannloch Farms sports clinic (2/4/26)	
Overseed the Grove detention pond (12/3/25)	

Action Item/Date Assigned	Status/Comments
Provide replacement fencing options for the walking trail at Dove Manor and Crescent Cove (8/6/25)	3/4/26 - Conduct a site visit with Director Casagrande
Best Trash	
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	
KGA/DeForest	
Touchstone	
ABHR	
Follow up with B&A regarding sales tax revenue received from online purchases (3/4/26)	
Coordinate scheduling joint meetings with MUD 367 to tour areas of Gleannloch Farms and review the joint CPI (2/4/26)	
Public Power Pool (P3)	
McCall Gibson	
Prepare developer reimbursement report for the NewQuest detention pond (1/7/26)	3/4/26 - Disburse payments in two parts - construction costs and land costs