MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 383

October 1, 2025

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 1st day of October, 2025, 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: Cindy Grimes and Tyler Leggett of Municipal Accounts & Consulting, L.P. ("MAC"); Christine Crotwell of Masterson Advisors LLC ("Masterson"); Jay Llamado of Tax Tech, Inc. ("Tax Tech"); Jennifer Mays and Margaret Dvoracek of Pape-Dawson Engineers ("Pape-Dawson"); Scott Shelnutt of Municipal Operations & Consulting, Inc. ("MOC"); Michelle Kincer 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.

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 September 3, 2025 regular meeting, as amended; (2) tax assessment and collection matters; (3) financial and bookkeeping matters; (4) operating matters; (5) channel and pond maintenance matters; (6) website and communications matters; and (7) 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.

ADDITIONAL TAX MATTERS

The Board considered the District's 2025 tax rate. Ms. Crotwell discussed the two-step process for setting the District's tax rate. Ms. Crotwell 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 $0.36 per $100 of assessed valuation. A copy of the debt service tax rate analysis is attached.

The Board discussed current and future development in the District.

The Board then discussed the District's operation and maintenance tax rate and considered publishing a proposed operation and maintenance tax rate of $0.185 per $100 of assessed valuation to maintain sufficient funds in the District's operating account.

Following review and discussion, Director Peters moved to: (1) set the public hearing date for November 5, 2025 at 12:00 p.m.; and (2) authorize the tax assessor/collector to publish notice of the District's meeting on November 5, 2025, to set the proposed 2025 total tax rate of $0.545 per $100 of assessed valuation, with $0.36 allocated for debt service on water, sewer, and drainage bonds, and $0.185 allocated for operations and maintenance. The motion was seconded by Director Casagrande and passed unanimously.

STORM WATER MANAGEMENT PLAN MATTERS, INCLUDING PROPOSALS FOR WORK

Ms. Kincer reviewed the detention facility maintenance report prepared by SWS, a copy of which is attached.

The Board discussed silt build-up in the channel behind water plant no. 2.

Following review and discussion, Director Peters moved to: (1) approve the detention facility maintenance report; and (2) authorize Gleannloch Landscaping & Maintenance Company ("GLAMCO") to remove the silt build-up in the channel behind water plant no. 2, in an amount not to exceed $7,000.00. Director Casagrande seconded the motion, which passed unanimously.

ADDITIONAL CHANNEL AND POND MAINTENANCE, INCLUDING PROPOSALS FOR WORK

There was no additional discussion on this agenda item.

UPDATE ON WATERLINE LOOP EASEMENT ACQUISITION MATTERS AND TAKE APPROPRIATE ACTION

Ms. Harrington and Director Peters updated the Board on the easements needed for the proposed waterline loop behind the CVS located on Champion Forest Drive. Discussion ensued regarding a request from Houston Stone Loch LLC in connection with the easement needed for the proposed waterline loop and steps for moving forward with the request.

ENGINEERING MATTERS

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

Ms. Mays updated the Board on the lift station nos. 1 and 2 improvements and stated bids opened for the project on September 30, 2025.

Ms. Mays updated the Board on the water plant nos. 1 and 2 improvements and stated bids for the project will open on October 7, 2024.

Ms. Mays updated the Board on the wastewater treatment plant improvements and stated bids for the project will open on October 14, 2025. The Board inquired about the scope of work for the project.

Ms. Mays updated the Board on construction of the third water well and requested approval of Pay Estimate No. 9 submitted by W.W. Payton Corporation ("W.W. Payton") in the amount of $200,250.00, with the District's share being $109,156.28. Ms. Mays then discussed two options for Change Order No. 2 to the contract with W.W. Payton: (i) Change Order No. 2, Option A, in the amount of $96,000.00 for methane mitigation, installation of sensors at the ground storage tank, and painting of the MCC and piping for the project; and (ii) Change Order No. 2, Option B, in the amount of $166,000.00 for the inclusion of an explosion proof well motor in addition to the Option A items. Discussion ensued. The Board concurred to proceed with Change Order No. 2, Option B, to the contract with W.W. Payton to increase the contract in the amount of $166,000.00 for the inclusion of an explosion proof well motor. The Board determined that Change Order No. 2 is beneficial to the District. The Board requested for Pape-Dawson to follow up with Harris County Municipal Utility District No. 367 regarding Change Order No. 2 for the construction of the third water well.

Ms. Mays updated the Board on construction of water and sanitary facilities to serve the NewQuest retail tract. Ms. Mays stated the Texas Commission on Environmental Quality ("TCEQ") inspection of facilities is scheduled for October 2, 2025.

Ms. Mays updated the Board on requests for utility commitments, as reflected in the engineer's report. Ms. Mays and Ms. Harrington discussed the utility commitment request from Mavis Tires & Brakes ("Mavis"), previously approved at the June 2025 Board meeting, and the required grease traps for the project. The Board concurred for Pape-Dawson to follow up with Mavis and inform Mavis that the grease traps are required in order to receive District service.

Ms. Mays discussed a technical memo prepared by Pape-Dawson regarding options for maintaining the wastewater treatment plant's capacity during major repairs. The Board requested for Pape-Dawson to prepare a 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.

Ms. Mays stated Pape-Dawson conducted a site visit of District facilities with GLAMCO, noting that GLAMCO has applied herbicide treatments to District facilities.

Ms. Mays updated the Board on the NewQuest detention pond and obtaining an appraisal of the detention pond. Ms. Mays presented a proposal from Sander Engineering Corporation ("Sander") in the amount of $3,000.00 for an appraisal of 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. 8 submitted by W.W. Payton in the amount of $200,250.00, with the District's share being $109,156.28, for the construction of the third water well; (3) approve Change Order No. 2, Option B to the contract with W.W. Payton to increase the contract in the amount of $166,000.00, as discussed; and (4) approve the proposal from Sander in the amount of $3,000.00 for an appraisal of the NewQuest detention pond. Director Casagrande seconded the motion, which passed unanimously.

ADDITIONAL BOOKKEEPING MATTERS

Mr. Leggett discussed the proposed expenditures and revenues for fiscal year 2026 in connection to the proposed 2025 tax rate. Discussion ensued, and the Board concurred not to amend the District's budget in connection with the 2025 tax rate.

Mr. Leggett discussed the utility usage and expense report, a copy of which is attached to the bookkeeper's report.

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

There was no discussion on this agenda item.

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.

Mr. Shelnutt updated the Board on the Phase 5 sanitary sewer repairs.

Mr. Shelnutt updated the Board on the replacement of the fence at water plant no. 3 and stated the project is 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 stated the increased water and sewer rates will go into effect October 4, 2025, as discussed at the September Board meeting.

Mr. Shelnutt updated the Board on the Baseline Testing criteria regarding DuPont and 3M class action settlements.

Mr. Shelnutt updated the Board on cloth filter replacements for the effluent treatment system at the wastewater treatment plant.

Following review and discussion, Director Peters moved to 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. Director Casagrande 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.

REPORTS FROM DIRECTORS AND DISTRICT CONSULTANTS ON DISTRICT MATTERS

The Board inquired about the installation of the "Catch and Release Fishing Only" signs at District detention ponds.

The Board inquired about the replacement of the 3-rail fence at the Dove Manor and Crescent Cove walking trail. Director Ryan stated he will follow up with GLAMCO regarding the fence.

Director Peters discussed the Northeast Water Purification Plant and inquiring about a potential session at the summer Association of Water Board Directors ("AWBD") conference.

The Board discussed the upcoming winter AWBD conference.

ATTORNEY'S REPORT, INCLUDING CONSIDER AMENDING THE DISTRICT'S PARKS GENERAL USE GUIDELINES AND RULES

Ms. Harrington reviewed the District's Parks General Use Guideline and Rules ("Park Rules"). Discussion issued regarding catch and release fishing and the use of golf carts in certain areas of Gleannloch Farms. The Board concurred to install "Catch and Release Fishing Only" signs at District detention ponds, as discussed, but not to amend the Park Rules at this time.

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

Secretary, Board of Directors

(SEAL)

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 383
TEXAS

LIST OF ATTACHMENTS TO MINUTES

ACTION LIST

Action Item/Date Assigned	Status/Comments
Tax Tech	
MAC/MFS	
MOC	
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)	10/1/25 – testing pending
Undertake additional 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
Complete Phase 5 smoke testing repairs at an estimated cost of $8,000 (7/7/25)	9/3/35 – testing complete; MOC to investigate two potential issues that may need to be repaired
Pape-Dawson	
Coordinate with Sande to obtain appraisal for the NewQuest detention pond (10/1/25)	
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)	
Investigate stormwater pollution prevention matters for construction along the Grand Parkway and report back to the Board (9/3/25)	
Follow up with NewQuest regarding construction of water and sanitary sewer facilities to serve the NewQuest retail tract (6/4/25)	7/2/25 – follow up with contractor
Obtain appraisal proposal for the NewQuest detention pond (8/6/25)	10/2/25 – approval for Sander to appraise the pond
GLAMCO	
Remove silt build-up in the channel beind water plant No. 2, at a cost not to exceed $7,000 (10/1/25)	

Action Item/Date Assigned	Status/Comments
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 channles 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)	
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
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	
Public Power Pool (P3)	
McCall Gibson	