

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 216

Minutes of Meeting of Board of Directors

August 11, 2025

The Board of Directors ("Board") of Harris County Municipal Utility District No. 216 ("District") met at 2727 Allen Parkway, Suite 1100, Houston, Harris County, Texas, on August 11, 2025, in accordance with the duly posted notice of the meeting, with a quorum of directors present as follows:

Brett Wink, President
Adrienne Gilpin, Vice President
Lindsay Lofton, Secretary
Rafael Martinez, Director

and the following absent:

Julie Botas, Director.

Also present were Mr. Bob Ideus of Municipal Business Services, Inc.; Ms. Odett Newman of Bob Leared Interests; Mr. Mark Ivy of Marlon Ivy & Associates; Mr. Ronnie Koehn of Koehn & Associates Engineers, Inc.; and Mr. James D. Bonham, attorney for the District.

The meeting was called to order and declared open for such business as might properly come before it.

1. The Board considered the minutes of the meeting held July 14, 2025, and upon motion duly made, seconded, and unanimously carried, the Board approved the minutes as presented.

2. The Board then recognized Mr. Bob Ideus who presented the bookkeeper's report. The Board reviewed invoices presented by the bookkeeper and reviewed a schedule of District investments. The Board also reviewed the General Fund budget for the fiscal year ending June 30, 2026. After review and discussion, upon unanimous vote, the Board approved the bookkeeper's report and the checks listed thereon.

3. The Board then reviewed the tax assessor/collector's report reflecting the District's 2024 taxes to be 98.3% collected. The Board reviewed a schedule of delinquent taxes, and after discussion, upon motion duly made, seconded, and unanimously carried, the Board approved the tax assessor/collector's report and the checks drawn on the tax account.

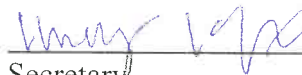
4. Mr. Mark Ivy then presented the operator's report reflecting 143 total accounts in the District. The Board reviewed the operation of the water plant and the sewer treatment plant. Mr. Ivy reported that 90.77% of the water pumped during the previous month had been accounted for and reported no waste discharge permit violations. Mr. Ivy also reviewed with the Board the repairs and maintenance to the District's facilities during the previous month. Mr. Ivy reported on plans for diversion of wastewater to allow for

reconstruction of the manholes as approved at the previous Board meeting. After discussion by the Board, upon unanimous vote, the Board approved the operator's report and authorized termination of water service to all customers on the delinquent account list in accordance with the District's Rate Order.

5. The tax assessor-collector reported to the Board that a second apartment complex in the District will be tax exempt in the future which will result in substantial reduction in taxable value. The Board acknowledged that will leave the District with two tax exempt apartment complexes and two taxable complexes. The Board discussed the need to maintain the District's revenue stream in order to maintain a reasonable tax rate and upon unanimous vote, the Board adopted an amended Rate Order to address apartment complexes that do not pay the non-taxable entity tap fee and later become tax exempt.

6. Mr. Ronnie Koehn then presented the engineer's report. The engineer reported on efforts to balance the flow between treatment units at the Wastewater Treatment Plant and presented a report from GM Services regarding the Water Plant and reflecting the plant is in satisfactory operating condition. After review and discussion, upon unanimous vote, the Board approved the engineer's report.

There being no further business to come before the Board, the meeting was adjourned.


Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 216

NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **2727 Allen Parkway, Suite 1100, Houston, Texas 77019.**

The meeting will be held at **11:30 a.m. on Monday, August 11, 2025.**

The subject of the meeting is to receive public comment on, consider and act on the following:

1. Minutes of Board of Directors Meeting(s)
2. Bookkeeper's Report; Checks and Invoices; Investment of District Funds; General Fund Budget; Depository Pledge Agreement(s)
3. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
4. Resolution (1) Finding District to be Low Tax Rate, Developed, Developing, or Developed District in a Declared Disaster Area, (2) Calling Public Hearing on 2025 Tax Rate, and (3) Authorizing Tax Assessor-Collector to Prepare and Publish Notice of the Public Hearing
5. Operator's Report; Operation, Maintenance and Repair of District Facilities; Rate Order; Consumer Confidence Report; Waste Discharge Permit; Customer Appeals; Termination of Service on Delinquent Accounts
6. Amend Rate Order to Establish Rate for Non-Taxable Entities
7. Engineer's Report
8. Other Matters: Insurance; Consultant Contracts; Contract for Electric Power; Audit Report; Application to Texas Commission on Environmental Quality; Continuing Disclosure; Critical Load Submission; Water Conservation Plan; Drought Contingency Plan; Arbitrage Analysis; Issuance of Bonds; Arbitrage Analysis; Issuance of Bonds; Elections
9. Pending Business



A handwritten signature in black ink, appearing to read "James D. Bonham", written over a horizontal line.

James D. Bonham, Attorney for the District