

WEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4

Minutes of Meeting of Board of Directors
September 22, 2025

The Board of Directors ("Board") of West Harris County Municipal Utility District No. 4 ("District") met on September 22, 2025 at 303 Bridge Crest Blvd., Houston, Harris County, Texas, in accordance with the duly posted notice of said meeting, with a quorum of Directors present as follows:

Mary Gomez, President
Hannah Affram, Vice President
Anthony Rodriguez, Secretary
Michael Cummings, Treasurer
Jack Patel, Assistant Secretary

and the following absent:

None

Also present were Mr. Carlous Smith, the District's operator; Mr. Sean Humble, the District's engineer; Ms. Michelle Guerrero, the District's tax assessor-collector; Mr. Bob Ideus, the District's bookkeeper; Mr. Corey Howell, the District's financial advisor; Ms. Jennifer Hanna, the District's auditor; and Ms. Jennifer B. Seipel, attorney for District. Also present was Mr. Chris Prejean, the District's electricity broker.

The President called the meeting to order and declared it open for such business as might regularly come before it.

1. The Board opened the floor for public comment. None was received.
2. The Board reviewed the minutes of the meeting held on August 25, 2025. Upon motion duly made, seconded and unanimously carried, the Board approved the minutes as presented.

3. Ms. Guerrero presented the tax assessor-collector's report, copy attached, which showed 98.3% collections for 2024 taxes as of the date of the report. She also presented the 2025 certified values for the District, stating that values increased approximately 3%. Upon motion duly made, seconded and unanimously carried, the Board approved the tax assessor-collector's report and the checks listed thereon as presented.

4. The Board then recognized Corey Howell, the District's financial advisor, who presented a cash flow analysis and recommendation with respect to the District's 2025 tax rate. The Board reviewed the analysis and recommendation, as well as the 2025 voter-approval tax rate worksheet. The Board considered the attached Resolution Finding District to be Low Tax Rate, Developed, Developing, or Developed District in a Declared Disaster Area, Calling Public Hearing on 2025 Tax Rate, and Authorizing Tax Assessor-Collector to Prepare and Publish Notice of the Public Hearing. After discussion, upon unanimous vote, the Board found that the District is a Developed district under Texas Water Code §49.23602 and adopted the attached Resolution so stating. The Board also authorized publication of a Notice of a Public Hearing on October 27, 2025, at which the Board will consider adoption of a total 2025 tax rate of \$0.744 per \$100 assessed valuation, which the Board noted consists of a debt service tax of \$0.0 and a maintenance tax of \$0.744.

5. Mr. Ideus presented the bookkeeper's report, copy attached. He noted that the District is in the eleventh month of its September 30, 2025 fiscal year. Upon motion made, seconded, and duly carried, the Board approved the bookkeeper's report as presented.

6. The attorney noted that after considering a proposed tax rate and following the adoption of a budget for the upcoming fiscal year, the District must update the transparency report required by Section 26.18 of the Texas Tax Code. Upon unanimous vote, the Board authorized the attorney to update the compliance document and post it on the internet.

7. Ms. Hanna, the District's auditor, then presented a fee proposal to perform the District's audit for the fiscal year ending on September 30, 2025. She noted that the fee range for the audit was consistent with the fee charged last year by her firm to perform such services. Ms. Hanna also recommended the bookkeeper to transfer the remaining debt services funds into the operating account, seeing as the District has retired all of its debt. The bookkeeper agreed to do so. Subject to that discussion, the Board authorized the auditor to perform the District's audit.

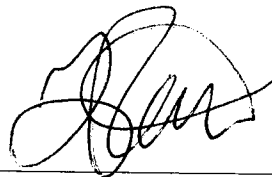
8. Mr. Prejean presented the Board with electricity contract proposals, seeing as their current agreement expires in less than a year. After a lengthy presentation, the Board unanimously voted to approve the contract with TXU for sixty (60) months at a rate of \$0.07067 per kWh. Mr. Prejean thanked the Board for its time, and he left the meeting.

9. Mr. Smith presented the operator's report, copy attached. He noted 568 connections in the District with 96.12 water accountability for the previous month. The District's wastewater treatment plant operated at 32.9% of its capacity. The operator also noted several repairs during the prior month, including a tap line repair. Lastly, the operator reviewed a list of delinquent accounts to the Board for termination of utility service. Mr. Ideus questioned why the report reflected no monies received in penalties, and Mr. Smith stated that he would investigate the matter. Director Gomez also noted that the District's eye on water information still reflects the former operator's contact information. The consultants stated that they will work to change it. After discussion, upon motion duly made, seconded and unanimously carried, the Board approved the operator's report and action items thereon as presented.

10. Mr. Humble presented the engineer's report, copy attached. The engineer provided a brief update on a variety of matters, including the need to inspect the interior of the District's storage tanks in a few months. Upon unanimous vote, the Board approved the engineer's report as presented.

11. Under pending business, the Board discussed the schedule for its December meeting, ultimately deciding to table the matter.

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



Secretary