

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 365

October 16, 2025

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 365 (the "District") met in regular session, open to the public, on the 16th day of October, 2025, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Greg Coleman	President
Cathy Cropper	Vice President
Ann Nguyen Moore	Secretary
Cassandra Cronin	Assistant Secretary
Michael Crafton	Assistant Vice President

and all of the above were present, except Directors Coleman and Cropper, thus constituting a quorum.

Also present at the meeting were Greg Lentz and Austin Ficken of Masterson Advisors ("Masterson"); Jarryd Mayfield of Si Environmental LLC ("Si"); Odett Newman of Bob Leared Interests, Inc. ("Leared"); Lisha Lupher of Storm Water Solutions, LLC ("SWS"); Chris Burke of Burke Engineering, LLC ("Burke"); Michael Murr of Murr, Incorporated ("Murr, Inc."); and Adisa Harrington and Maricela Guerrero of Allen Boone Humphries Robinson LLP ("ABHR").

Also attending via audioconference was Mary Jarmon of Myrtle Cruz, Inc. ("MCI").

CONSENT AGENDA

Director Crafton offered Board members the opportunity to remove items from the consent agenda for individual discussion. Following discussion, Director Moore moved to approve all items on the consent agenda, including the minutes from the September 18, 2025, regular meeting. Director Cronin seconded the motion, which passed by unanimous vote. Copies of all documents approved as part of the consent agenda are attached, excluding the minutes from the previous meeting.

PUBLIC COMMENT

Director Crafton offered any members of the public attending the meeting the opportunity to make public comment. There being no public comments, Director Crafton moved to the next agenda item.

CONDUCT PUBLIC HEARING REGARDING DISTRICT'S TAX RATE, ADOPT ORDER
LEVYING TAXES, AND AUTHORIZE EXECUTION OF AMENDMENT TO
INFORMATION FORM

Mr. Lentz stated that notice was published of the public hearing to be held at today's meeting regarding adoption of the District's proposed 2025 total tax rate of \$0.37. The Board opened the public hearing. There being no comments from the public, the Board closed the public hearing.

Ms. Harrington presented an Order Levying Taxes reflecting the proposed 2025 tax rate. She then presented an Amendment to Information Form reflecting the tax rate and stated that the Amendment will be filed with the Texas Commission on Environmental Quality and recorded in the Official Public Records of Harris County.

Following review and discussion, Director Moore moved to (1) adopt the Order Levying Taxes reflecting a total 2025 tax rate of \$0.37 per \$100 of assessed valuation, comprised of \$0.011 to pay debt service on water, sewer, and drainage bonds, and \$0.359 for operations and maintenance; (2) authorize execution of the Amendment to Information Form; and (3) direct that the Order and Amendment be filed appropriately and retained in the District's official records. Director Crafton seconded the motion, which passed by unanimous vote.

SAN JACINTO REGIONAL FLOOD PLANNING GROUP FLOOD MITIGATION
EVALUATION FOR COLES CROSSING DETENTION POND, AND TAKE
APPROPRIATE ACTION

There was no discussion on this agenda item.

COLES CROSSING STORMWATER DETENTION AND WATER QUALITY
IMPROVEMENT PROJECT (THE "DETENTION BASIN PROJECT")

Mr. Burke updated the Board on the Detention Basin's 30% design phase, noting that Director Black of Harris County Municipal Utility District No. 364 ("MUD 364") recommended increasing the focus on storm water quality. He stated that Burke will consult with an outside engineering firm to determine whether the current design phase can be modified.

Mr. Burke then stated that the pilot channel may require a U.S. Army Corps of Engineers jurisdictional determination. He stated that Burke will obtain a proposal for same and present at a future meeting.

ADDITIONAL BOOKKEEPING MATTERS

Ms. Jarmon reported that the District's and MUD 364's respective cost shares for Pay Estimate No. 1 for the Joint Water Plant Exterior Coating project will be adjusted to reflect that the project is a capital improvement.

ADDITIONAL OPERATING MATTERS

Mr. Mayfield updated the Board regarding District operating matters.

Mr. Mayfield reviewed the monthly customer call log, a copy of which is attached to the operator's report.

Mr. Mayfield reviewed the District's Water Smart application.

The Board reviewed and considered approval of an Amended Rate Order, reflecting amended rates related to the recent operator rate increases. Following discussion, the Board concurred to defer action until the next meeting.

HEARING ON TERMINATION OF WATER SERVICE TO DELINQUENT CUSTOMERS AND AUTHORIZE TERMINATION OF SERVICE

The Board then conducted a hearing on the termination of utility service to delinquent accounts. Mr. Mayfield reported that the persons on the termination list provided to the Board were mailed written notice prior to this meeting in accordance with the Rate Order, notifying them of the opportunity to appear before the Board of Directors to explain, contest, or correct the utility service bill and to show reason why utility service should not be terminated for reason of nonpayment. Following review and discussion, Director Cronin 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 Crafton seconded the motion, which passed by unanimous vote.

ADDITIONAL TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Newman updated the Board on 2024 tax collections.

UPDATE ON HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 364 TRAIL MODIFICATIONS PROJECT

Mr. Burke presented a request from MUD 364 to review and approve final plans for the next phase of MUD 364's trail improvements project. Following discussion, Director Moore moved to approve the final plans subject to final review and approval by the District engineer. Director Cronin seconded the motion, which passed by unanimous vote.

REPORT FROM PARKS COMMITTEE

Ms. Harrington noted that the draft park rules will be presented at the upcoming quarterly joint meeting with MUD 364 for consideration by both Boards.

RECREATIONAL AND LANDSCAPE FACILITIES

Mr. Murr updated the Board regarding maintenance of District property.

Mr. Murr updated the Board regarding sample signs to replace the existing park signage. Discussion ensued regarding the process for finalizing the new trail signage and entering into a cost sharing agreement for the signage with MUD 364.

Mr. Murr reported that the fence at the water plant needs repairs, and the District operator will repair.

Ms. Harrington discussed renewal of the Interlocal Mowing Reimbursement Agreement with the Harris County Flood Control District ("HCFCD") for the HCFCD Units K169-00-00, K169-01-00, K169-02-00 and K169-03-00. Following review and discussion, the Board concurred to renew the Agreement.

ENGINEERING MATTERS

Mr. Burke presented and reviewed the engineer's report, a copy of which is attached.

Mr. Burke updated the Board regarding the Joint Water Plant Exterior Coating project and reviewed and recommended approval of Pay Estimate No. 1 in the amount of \$101,250.00, payable to CFG Industries ("CFG").

Mr. Burke updated the Board regarding the upcoming construction of water transmission lines for Projects 37D and 37E, to be undertaken by the North Harris County Regional Water Authority (the "NHCRWA").

Mr. Burke updated the Board regarding the upcoming construction of surface water conversion lines for Project 37J, to be undertaken by the NHCRWA.

Mr. Burke updated the Board regarding the sanitary sewer easement from Dundee Court Holdings ("Dundee"), noting the easement has been recorded.

Mr. Burke discussed a utility service request from Mini-Mart at 23240 Highway 290 for water service to serve a tract located outside the District, noting that it is not feasible to provide water to Mini-Mart.

Mr. Burke updated the Board regarding the installation of smart meters.

Mr. Burke updated the Board regarding the drainage improvements project on Twisting Ivy Lane in The Park of Arbordale.

Mr. Burke updated the Board regarding overflow swales that serve Coles Crossing, Sections 18 and 24, noting that the Coles Crossing Community Association, Inc. (the "HOA") has not removed the fence on Allemond and requested that the District remove it. He further reported that the HOA inquired about installing bollards, and he advised them to present their request at a Board meeting.

Mr. Burke updated the Board regarding the right-of-way acquisition for lift station no. 2.

Following review and discussion, Director Cronin moved to (1) approve the engineer's report; and (2) approve Pay Estimate No. 1, in the amount of \$101,250.00, payable to CFG for the Joint Water Plant Exterior Coating project. Director Crafton seconded the motion, which passed by unanimous vote.

MAINTENANCE AND REPAIRS TO DISTRICT AND JOINT DRAINAGE AND DETENTION FACILITIES

Ms. Lupher presented and reviewed SWS's quarterly storm water management program report, a copy of which is attached. Discussion ensued.

Mr. Murr confirmed that Murr, Inc. will oversee cleaning of backslope interceptors and mowing of District detention ponds and drainage channels.

COMMUNICATION MATTERS, INCLUDING REPORT FROM COMMUNICATIONS COMMITTEE AND UPDATES TO DISTRICT WEBSITE

The Board discussed communication matters.

ATTORNEY'S REPORT

There was no discussion on this agenda item.

AWBD BYLAWS VOTE AND VOTER REPRESENTATIVE CONFIRMATION

Ms. Harrington reported that AWBD has requested each member District appoint an authorized voting representative to cast that District's vote in upcoming bylaws election. Following discussion, Director Cronin moved to designate Director Coleman as the District's voting representative. Director Moore seconded the motion, which passed by unanimous vote.

MEETING SCHEDULE

The Board concurred to hold the November special meeting on November 10, 2025, at 5:00 p.m., at the Coles Crossing Community Center, and the November regular meeting on November 20, 2025, at 12:00 p.m., at the offices of ABHR.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.072, TEXAS GOVERNMENT CODE, TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY

The Board did not convene in executive session.

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





Secretary, Board of Directors

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