

**MINUTES**  
**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 165**

November 6, 2025

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 165 (the "District") met in regular session, open to the public, on the 6<sup>th</sup> day of November 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:

Alan Bentson	President
David Molina	Vice President
Wayne Green	Secretary
Scott Nilsson	Assistant Secretary
Scott Barr	Assistant Vice President

and all the above were present, thus constituting a quorum.

Also attending the meeting were Maurice Mullaly and David Keel of DAC Services, Inc. ("DAC"); Patty Rodriguez of Bob Leared Interests, Inc. ("BLI"); Erin Garcia of Myrtle Cruz, Inc. ("MCI"); Blake Dalton of Taylor Morrison of Texas, Inc. ("Taylor Morrison"); Chris Hoffman, Donnice Hoffman and Wes Alvey of H2O Consulting, Inc. ("H2O"); Drew Anderson and David Beyer of Storm Water Solutions, LLC ("SWS"); Robert Oliver of SWA Group ("SWA"); Josh Wailes of Guideline Management Services ("Guideline"); Daniel Gillham of Kelly Gard of KGA/DeForest Design, LLC ("KGA"); Daniel Gillham of Tri Pointe Homes Texas Inc.; Kevin Berry and Samantha Kingston of EEPB Company; Jessica Holoubek and Jane Miller of Allen Boone Humphries Robinson LLP ("ABHR").

**PUBLIC COMMENT**

Director Bentson offered any members of the public attending the meeting the opportunity to make a public comment.

There being no members of the public requesting to make public comments, the Board moved to the next agenda item.

**MINUTES**

The Board considered approving the minutes of October 2, 2025, regular meeting minutes. Following review and discussion, Director Molina moved to approve the minutes. Director Barr seconded the motion, which passed unanimously.

## GARBAGE/RECYCLING COLLECTION

There was no discussion for this agenda item.

## SECURITY REPORT

Director Bentson discussed security matters in the District.

## INVESTMENT POLICY AND BROKER DEALER

Ms. Holoubek discussed a requirement to annually review the District's Investment Policy to comply with the Public Funds Investment Act, Chapter 2256, Texas Government Code ("PFIA"). Ms. Holoubek said neither ABHR nor the District bookkeeper is recommending any changes at this time and reviewed a Resolution Regarding Annual Review of the Investment Policy.

Ms. Holoubek next discussed a requirement of the PFIA to annually review, revise, and adopt a list of qualified broker/dealers with whom the District may engage in investment transactions. She reviewed a Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions.

Following review and discussion, Director Molina moved to (1) approve a Resolution Regarding Annual Review of the Investment Policy and (2) approve a Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions. Director Barr seconded the motion, which passed unanimously.

## ARBITRAGE REBATE REPORT FOR SERIES 2015 BONDS

Ms. Holoubek next reviewed OmniCap Group LLC's arbitrage rebate and yield restriction calculation for the District's Series 2015 Bonds and said no rebate is due to the Internal Revenue Service.

## TAX ASSESSMENT AND COLLECTIONS MATTERS AND DELINQUENT TAX COLLECTION

Ms. Rodriguez discussed the tax assessor/collector's report and delinquent tax report, copies of which are attached, reviewed the checks presented for payment from the tax account, reported taxable values for the District and defined areas within the boundaries of the District, reported regarding taxes collected to date and delinquent taxes from previous tax years and reviewed taxpayer appeals received.

Following discussion and review of the information provided by the District tax assessor collector, Director Molina moved to accept the tax assessor/collector's report and authorize payment of the bills. Director Barr seconded the motion, which passed unanimously.

#### FINANCIAL AND BOOKKEEPING MATTERS

Ms. Garcia reviewed the bookkeeper's report. She reviewed a budget to actual revenues and expenses and variances and the reconciliation of budget comparisons from previous bond anticipation notes and bond issues. Copies of the bookkeeper's report, investment report, and a list of bills presented for payment are attached. Following review and discussion, Director Molina moved to accept the bookkeeper's report and payment of the bills. Director Barr seconded the motion, which passed unanimously.

#### RESOLUTION CASTING BALLOT FOR THE ELECTION OF A PERSON TO THE BOARD OF DIRECTORS OF THE HARRIS CENTRAL APPRAISAL DISTRICT

There was no discussion for this agenda item.

#### OPERATION OF DISTRICT FACILITIES

Mr. Alvey reported that 66 new residential taps and one commercial tap were installed during the month of October 2025

Mr. Hoffman reviewed customer appeals.

Ms. Hoffman next presented a list of delinquent customers and reported the residents on the termination list were delinquent in payment of their water and sewer bills or taxes 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 to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment.

Following review and discussion, Director Molina moved to (1) approve the District operator's report; (2) approve the customer appeals presented, in accordance with the District's Rate Order and policies; and (3) 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 Barr seconded the motion, which passed unanimously.

#### REPORT FROM STORM WATER SOLUTIONS

Mr. Beyer reviewed a Storm Water Management Program report, a copy of which is attached, provided an update regarding the District's asset management plan and permitting of District facilities and reviewed a proposal in the amount of \$3,450 for cleaning of the storm units in the Villas at Canyon Lakes West.

Following review and discussion, Director Molina moved to (1) approve the Storm Water Management Program report; and (2) approve the proposal presented. Director Barr seconded the motion, which passed unanimously.

#### PARK MAINTENANCE

Mr. Wailes reviewed a park and landscape management report, a copy of which is attached.

Following review and discussion, Director Molina moved to approve the park and landscape management report. Director Barr seconded the motion, which passed unanimously.

#### KGA/DEFOREST DESIGN, LLC REPORT

Mr. Gard reviewed a report from KGA, a copy of which is attached to these minutes.

Mr. Gard presented proposals for the design of Mason Woods Sports Park Landscape Improvements, Mason Woods Phase 5 Landscape Improvements and Mason Woods Phase 6 Landscape Improvements.

Mr. Gard next discussed the status of construction of Bridge Creek, Section 10 Landscape Improvements and recommended that the Board approve Pay Application No. 1 in the amount of \$102,388.91 and Pay Application No. 2 in the amount of \$55,493.82, both payable to Triple E. He also recommended that the Board approve Change Order No. 1 adding \$16,961 to the contract total for landscape and irrigation repairs and a bore and sleeve. The Board determined that the change order is beneficial to the District.

After review and discussion, Director Molina moved to (1) accept the landscape architect report from KGA; (2) approve the proposals presented above; (3) upon the recommendation of KGA, approve the pay estimates above; and (4) upon the recommendation of KGA and finding that the change order is beneficial to the District, approve the change order presented above. Director Barr seconded the motion, which was passed by unanimous vote.

#### SWA GROUP REPORT

Mr. Oliver reviewed a landscape architect report, a copy of which is attached.

Mr. Oliver reported the status of the Avalon at Cypress, Sections 7 and 8 Landscape Improvements and recommended that the Board approve Pay Estimate No. 11 in the amount of \$9,606.15 and Pay Estimate No. 12 and Final in the amount of \$104,790.10, both payable to Earthcare Management, Inc.

Mr. Oliver next updated the Board regarding the Avalon at Cypress West Recreation Center and recommended that the Board approve Pay Estimate No. 1 in the amount of \$157,072.50, payable to D.L. Meacham.

Following review and discussion, Director Molina moved to (1) approve SWA's report; and (2) approve the pay estimate presented, based upon the recommendation of SWA. Director Barr seconded the motion, which passed unanimously.

#### ENGINEERING MATTERS

Mr. Mullaly reviewed an engineering report, a copy of which is attached.

Mr. Mullaly reviewed bids for construction of a force main to support Lift Station No. 18 and recommended awarding a contract to GM Vera's Construction ("GM Vera") in the amount of \$147,053. The Board concurred that, in its judgment, GM Vera is a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

Mr. Mullaly also reviewed bids for construction of Grand Mason, Mason Woods Road Street Dedication Storm Sewer and Paving and recommended awarding a contract to Harris Construction in the amount of \$561,981.93. The Board concurred that, in its judgment, Harris Construction was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

Mr. Mullaly next reviewed bids for construction of Marvida Street Acceptance – Westgreen Boulevard, Section 6 and recommended awarding a contract to Allgood Construction ("Allgood"), in the amount of \$45,034.50. The Board concurred that, in its judgment, Allgood, was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

Mr. Mullaly next reviewed bids for construction of the Lift Station No. 18 and recommended awarding a contract to M7Land Development ("M7"), in the amount of \$1,222,880. The Board concurred that, in its judgment, M7, was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

Mr. Mullaly next discussed the District's Sanitary Sewer Overflow Initiative ("SSOI") Phase 2 for 2025 and recommended approving a proposal from AIMS Companies ("Aims"), in the amount of \$48,906. The Board concurred that, in its judgment, AIMS was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

Mr. Mullaly next reported the status of construction projects in the District and presented the following pay applications and change orders:

1. Avalon at Cypress Meadows Crossing water, sewer and drainage; Pay Estimate No. 2 in the amount of \$108,554.40, payable to Unitas Construction ("Unitas");
2. Avalon at Cypress West Section 3 paving; Pay Estimate No. 2 in the amount of \$427,818.27 and Pay Estimate No. 3 in the amount of \$14,818, both payable to Beyer Construction;
3. Avalon at Cypress West Section 4 paving; Pay Estimate No. 4 and Final in the amount of \$29,410.75, payable to Harris Construction;
4. Grand Mason Detention Phase 3; Pay Estimate No. 14 in the amount of \$379,046.09, payable to DNT Construction;
5. Grand Mason Detention Phase 4; Pay Estimate No. 4 in the amount of \$718,754.39, payable to Lonnie Lischka Company;
6. Grand Mason, Section 9 water, sewer and drainage; Pay Estimate No. 1 in the amount of \$495,836.82, payable to Unitas;
7. Bridge Creek, Section 10 paving; Pay Estimate No. 4 and Final in the amount of \$15,249.13, payable to Harris Construction; and Change Order No. 2 deducting \$7,150 from the contract total;
8. Marvida, Section 30; Pay Estimate No. 6 and Final in the amount of \$16,907.35, payable to Blazey Construction;
9. Marvida Pedestrian Crossing on Westgreen Boulevard; Pay Estimate No. 4 and Final in the amount of \$5,002.70, payable to A Group Construction; and Change Order No. 2 deducting \$4,500 from the contract total;
10. Amhurst Water Line Replacement; Pay Estimate No. 11 in the amount of \$186,156, payable to Underground Construction Solutions;
11. Lift Station No. 19; Pay Estimate No. 6 in the amount of \$208,436.40, payable to Gael, Inc.;
12. Streams and Wetlands Restoration - Langham creek Channel-Pond Excavation; Pay Estimate No. 8 in the amount of \$56,969.14, payable to RES; and
13. West Road Interconnection; Change Order No. 2 adding \$10,106.25 to the District's contract with Sequeira Civil Construction due to changes required by Harris County.

Following review and discussion, Director Molina moved to (1) approve the engineering report; (2) award contracts and approve proposal as recommended above,

based upon the recommendation of Quiddity, BGE and DAC; (3) authorize payment of an invoice for SSOI 2025, Phase I; (4) based upon the recommendation of Quiddity, BGE and DAC, approve pay estimates listed above; and (5) based upon the recommendation of Quiddity, BGE and DAC, and finding that the change orders are beneficial to the District, approve the change orders listed above. Director Barr seconded the motion, which was passed by unanimous vote.

#### UPDATE ON BOND APPLICATION AND USE OF SURPLUS FUNDS

Mr. Keel updated the Board regarding the District's pending application to the TCEQ for Use of Surplus Funds from the District's Series 2025 Unlimited Tax Bonds (the "Series 2025 Bonds") to pay developer interests on project costs included in the Series 2025 Bonds.

#### CAPITAL IMPROVEMENT PLAN

Mr. Keel updated the Board on development of a Capital Improvement Plan.

#### RESOLUTION REGARDING INTENT TO REIMBURSE

The Board next considered adopting a Resolution Regarding Intent to Reimburse the District's operating fund from future bond proceeds for any funds used to pay capital costs associated with construction of Lift Station No. 18. Following review and discussion, Director Molina moved to approve the resolution. The motion was seconded by Director Barr and passed unanimously.

#### DEEDS, EASEMENTS, ENCROACHMENTS AND OTHER RIGHT OF WAY CROSSINGS

Ms. Holoubek presented a sanitary sewer easement to serve Mason Woods Road and a water meter easement to serve the Prose Longenbaugh apartment development. Following review and discussion, Director Molina moved to accept the easements. The motion was seconded by Director Barr and passed unanimously.

#### DEVELOPER'S REPORT

Mr. Dalton and Mr. Gillham reported regarding development in the District.

#### WEST HARRIS COUNTY REGIONAL WATER AUTHORITY

There was no discussion for this agenda item.

#### EXECUTIVE SESSION

The Board determined that it was not necessary to convene in executive session.

NEXT MEETING DATE AND AGENDA ITEMS

The Board concurred to meet next on Thursday, December 4, 2025, and on January 8, 2026.

EXECUTIVE SESSION

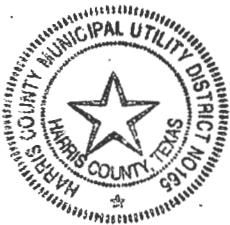
At 7:46 p.m., the Board convened in Executive Session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with the District's attorney to discuss contemplated litigation, or a potential settlement offer.

OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION

At 8:00 p.m., the Board reconvened in Open Session.

There being no additional business to consider, the meeting was adjourned.

Secretary, Board of Directors



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