

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 569

Minutes of the Meeting of Board of Directors
November 10, 2025

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 569 (the "District") met in regular session, open to the public, on November 10, 2025, in accordance with the duly posted Notice of Public Meeting, and the roll was called of the duly constituted members of the Board, as follows:

Jason Schultz, President
Nicholas Luton, Vice President
Blakely Norris, Secretary
Julia Pecina, Assistant Secretary
Benjamin Boehm, Assistant Secretary

all of whom were present with the exception of Director Luton, thus constituting a quorum.

Also present were: Janet Baccus of Quiddity Engineering, LLC ("Quiddity"); Jennifer Abad of Municipal Accounts & Consulting, L.P. ("MA&C"); Dana Hollingsworth and Mia Hargrove of Municipal District Services, LLC ("MDS"); Patty Rodriguez of BLICO, Inc., dba Bob Leared Interests ("BLICO"); Brian Krueger of Forvis Mazars, LLP ("Forvis"); Chase Wolf of Robert W. Baird & Co., Inc. ("Baird"); Tiffany Wilkes of Kudela & Weinheimer ("K&W"); and Christina Cole and Kris Eddlemon of Schwartz, Page & Harding, L.L.P. ("SPH").

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

PUBLIC COMMENTS

There were no comments from members of the public at this time.

MINUTES

The Board considered the minutes of its meeting held on October 13, 2025. After discussion regarding the minutes previously forwarded for review, it was moved by Director Norris, seconded by Director Schultz and unanimously carried, that said minutes be approved, as written.

TAX ASSESSOR-COLLECTOR'S REPORT

Ms. Rodriguez presented to and reviewed with the Board a written Tax Assessor-Collector Report ("TAC Report") for the period ended October 31, 2025, including the disbursements presented therein for payment from the District's tax account, a copy of which TAC Report is attached hereto as **Exhibit A**. She advised that the Harris Central Appraisal District ("HCAD")

inadvertently applied a special appraisal to approximately 163 accounts located in Sunterra Sections 57 and 58, and that BLICO is working with HCAD to resolve this matter. After discussion, on motion made by Director Norris, seconded by Director Boehm and unanimously carried, the Board approved the TAC Report and authorized the payments listed therein.

OPERATOR'S REPORT

Ms. Hargrove presented to and reviewed with the Board the Operations Report dated November 10, 2025, a copy of which is attached is attached hereto as **Exhibit B**. She advised the Board that there is one (1) delinquent account totaling \$221.65, which MDS has been unable to collect. She advised that MDS recommends this account be turned over to collections for further collection efforts. Following discussion, Director Norris moved that MDS be authorized to turn over the subject account to collections for further collection efforts, as discussed and as reflected in the Operations Report. Director Boehm seconded said motion, which unanimously carried.

ENGINEERING REPORT

Ms. Baccus presented to and reviewed with the Board an Engineering Report dated November 10, 2025, a copy of which is attached hereto as **Exhibit C**, relative to the status of various engineering and construction projects within the District. She noted that no action is required by the Board at this time.

BOND APPLICATION REPORT FOR PROPOSED ISSUANCE OF UNLIMITED TAX BONDS, SERIES 2026 ("SERIES 2026 BONDS")

Ms. Baccus next updated the Board regarding the District's Bond Application Report No. 3 (the "BAR") in connection with the proposed issuance of the District's Series 2026 Bonds. It was noted that the BAR was declared administratively complete by the Texas Commission on Environmental Quality ("TCEQ") on November 7, 2025, and that is it currently being reviewed by the TCEQ. No action was taken by the Board at this time.

ACCEPTANCE OF BIDS FOR THE PURCHASE OF \$8,960,000 BOND ANTICIPATION NOTE, SERIES 2025

As the next order of business, it was announced that public bids for the sale of the District's proposed \$8,960,000 Bond Anticipation Note, Series 2025 ("Series 2025 BAN") were to be received at this time and place. Mr. Wolf reported that one (1) bid was received for the Series 2025 BAN, as reflected on the bid listing attached hereto as **Exhibit D**. Mr. Wolf advised that it was Baird's recommendation that the District accept the bid of Central Bank for the purchase of the Series 2025 BAN at an annual fixed interest rate of 4.65%. After discussion, it was moved by Director Norris, seconded by Director Boehm and unanimously carried that (i) the Board accept the bid of Central Bank for the purchase of the Series 2025 BAN at an annual fixed interest rate of 4.65%, and (ii) the Bond Anticipation Note Commitment Letter of Central Bank, a copy of which is attached hereto as **Exhibit E**, be approved and accepted, and that the President be authorized to execute same on behalf of the Board and the District. Ms. Cole advised the Board that the sale of the Series 2025 BAN is scheduled to close on Monday, November 17, 2025 at 10:00 a.m., Houston, Texas time.

ORDER AUTHORIZING SERIES 2025 BAN

Ms. Cole then presented to the Board an Order Authorizing Series 2025 BAN (the "Order"), a copy of which is attached hereto as **Exhibit F**. She reviewed the various provisions of said Order with the Board and, thereafter, it was duly moved by Director Norris, seconded by Director Boehm and unanimously carried that said Order be passed and adopted.

SERIES 2025 BAN

There was next presented to the Board the Bond Anticipation Note in the total amount of \$8,960,000. After review and discussion, Director Norris moved that said Bond Anticipation Note be approved and that the President and Secretary be authorized to execute and attest to same on behalf of the Board and the District. Director Boehm seconded said motion, which carried unanimously.

INTERNAL REVENUE SERVICE FORM 8038-G

The Board next considered the execution and filing of Internal Revenue Service reporting form 8038-G relative to the District's Series 2025 BAN. Ms. Cole reviewed the form with the Board. After discussion of the form, Director Norris moved that such reporting form be approved by the Board and that the President be authorized to execute same on behalf of the Board and District. Director Boehm seconded said motion, which unanimously carried.

CLOSING DOCUMENTS FOR THE ISSUANCE OF THE SERIES 2025 BAN

As the next order of business, the Board considered approval of closing documents in connection with the issuance of the Series 2025 BAN. Ms. Cole presented and reviewed with the Board the General Certificate, District's Receipt, Signature Identification and No-Litigation Certificate, and Federal Tax Certificate relative thereto. After further discussion of the matter, Director Norris moved that SPH be authorized to handle all matters relating to the closing of the Series 2025 BAN, and further authorized the President and Secretary, as appropriate, to execute the closing documents on behalf of the Board and the District. Director Boehm seconded said motion, which unanimously carried.

TCEQ INSPECTION AND APPROVAL OF PURCHASE OF FACILITIES WITH NOTE PROCEEDS

Ms. Cole reported that a pre-purchase inspection of the District's facilities to be purchased with a portion of the proceeds of the Series 2025 BAN has been scheduled, and that payments to the developers will not be released until receipt of the TCEQ's formal approval letter.

APPROVAL OF AUDIT REPORT AND THE DISBURSEMENT OF NOTE PROCEEDS IN ACCORDANCE WITH SAID AUDIT

Mr. Krueger presented to and reviewed with the Board an Independent Accountant's Report on Applying Agreed-upon Procedures on Amounts Reimbursable to Astro Sunterra, L.P. and

Beazer Homes Texas, L.P. (the "Series 2025 BAN Reimbursement Audit"), prepared by Forvis, a copy of which Series 2025 BAN Reimbursement Audit is attached hereto as **Exhibit G**. After discussion, Director Norris moved that the Series 2025 BAN Reimbursement Audit be approved, as well as payments to the developers as reflected in said report, subject to the District's receipt of Receipts and Indemnities executed by the developers in the forms required by the District and approved by SPH. Director Boehm seconded said motion, which unanimously carried.

AUTHORIZE DISCLOSURE COUNSEL TO FILE MATERIAL EVENT NOTICE

Ms. Cole recommended that the Board authorize McCall, Parkhurst, & Horton, LLP ("MPH"), the District's disclosure counsel, to file appropriate material event filings on behalf of the District relative to issuance of the Series 2025 BAN. After discussion, Director Norris moved that the District's disclosure counsel be authorized to file the appropriate material event notices on behalf of the District relative to the District's Series 2025 BAN. Director Boehm seconded said motion, which unanimously carried.

SILT SOLUTIONS, INC.

The Board next considered a report from Silt Solutions, Inc. ("SSI") in connection with storm water pollution and prevention services. Ms. Cole advised that SSI provided a report for the period October 14, 2025 through November 3, 2025, a copy of which is attached hereto as **Exhibit H**.

LANDSCAPE ARCHITECT REPORT(S)

Ms. Wilkes presented to and reviewed with the Board a monthly report prepared by K&W regarding the status of various recreational projects, a copy of which report is attached hereto as **Exhibit I**. Following discussion, Director Norris moved that K&W's report and all actions noted therein be approved as recommended by K&W. Director Boehm seconded the motion, which unanimously carried.

BOOKKEEPER'S REPORT

Ms. Abad presented to and reviewed with the Board the Bookkeeper's Report, dated November 10, 2025, attached hereto as **Exhibit J**, including the disbursements presented for payment, as prepared by MA&C. After discussion, it was moved by Director Norris that the Bookkeeper's Report be approved, and that the disbursements identified in the Bookkeeper's Report be authorized for payment. Director Boehm seconded said motion, which unanimously carried.

DEVELOPER'S REPORT

It was noted that a developer representative was not present at the meeting.

SECURITY PATROL REPORT

Ms. Cole presented to and reviewed with the Board a Security Patrol Report prepared by On-Site Services, LLC for the month of October 2025, a copy of which is attached hereto as **Exhibit K**.

EMINENT DOMAIN

Ms. Cole advised the Board that, pursuant to Section 2206.154, Texas Government Code, as amended, all political subdivisions with the power of eminent domain, including the District, are required to file an annual eminent domain report by February 1 of each year with the Texas Comptroller of Public Accounts (the "Comptroller"). She requested the Board's authorization for SPH to prepare and file such annual report. After discussion, it was moved by Director Norris, seconded by Director Boehm, and unanimously carried, that the Board authorize SPH to prepare and file the annual eminent domain report with the Comptroller on behalf of the District prior to February 1, 2026, pursuant to Section 2206.154, Texas Government Code, as amended.

CANDIDATE FILING PERIOD

Ms. Cole advised the Board that, pursuant to Section 141.040, Texas Election Code, the District is required to post a notice regarding the period during which a candidate may file an application to appear on the ballot for the District's directors election to be held on May 2, 2026. She noted that such notice must be posted at the in-District posting location for notices of meetings and at the District's administrative office. After discussion on the matter, upon motion made by Director Norris, seconded by Director Boehm and unanimously carried, the Board authorized SPH to prepare and post such notice on behalf of the Board and the District.

ATTORNEY'S REPORT

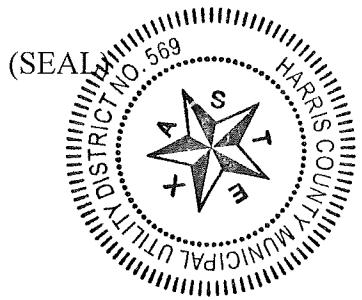
The Board next considered the Attorney's Report. In connection therewith, Ms. Cole presented correspondence from MPH relative to the annual filing report pursuant to SEC Rule 15c2-12 and Annual Financial and Operating Report regarding same, attached hereto as **Exhibit L**.

FUTURE AGENDA ITEMS

The Board considered items for placement on future agendas. No items were requested to be added to future agendas other than those items discussed hereinabove.

ADJOURNMENT

There being no further business to come before the Board, on motion made by Director Norris, seconded by Director Boehm, and unanimously carried, the meeting was adjourned.




Secretary

LIST OF ATTACHMENTS

- EXHIBIT A Tax Assessor-Collector's Report
- EXHIBIT B Operations Report
- EXHIBIT C Engineering Report
- EXHIBIT D Bid Tabulation – 2025 Bond Anticipation Note
- EXHIBIT E Commitment Letter of Central Bank
- EXHIBIT F Order Authorizing Series 2025 Bond Anticipation Note
- EXHIBIT G 2025 Bond Anticipation Note Reimbursement Audit
- EXHIBIT H Report provided by Silt Solutions, Inc.
- EXHIBIT I Landscape Architect Report (Kudela & Weinheimer)
- EXHIBIT J Bookkeeper's Report
- EXHIBIT K Security Patrol Report
- EXHIBIT L Correspondence from McCall, Parkhurst, & Horton, LLP relative to annual filing report pursuant to SEC Rule 15c2-12 and Annual Financial and Operating Report