

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 569

Minutes of the Meeting of Board of Directors
January 12, 2026

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 January 12, 2026, 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, thus constituting a quorum.

Also present were: Blair Bozoarth of Quiddity Engineering, LLC ("Quiddity"); Carter Burton 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"); David Wood 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 November 10, 2025. After discussion regarding the minutes previously forwarded for review, it was moved by Director Norris, seconded by Director Boehm 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 December 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**. 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.

RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

Ms. Cole outlined for the Board the various tax exemptions available for the District, including the exemptions provided for by Article VIII, Section 1-b of the Texas Constitution, and Section 11.13 of the Tax Code, as amended. She advised that under said provisions, the District may provide for the exemption of up to 20% (but not less than \$5,000, if granted) of the market value of residential homestead improvements for the year 2026, and the District may also exempt residential homesteads of persons who are under a disability for purposes of payment of disability insurance benefits under the Federal Old Age, Survivors and Disability Insurance Act, or its successor, or persons sixty-five years of age or older from ad valorem taxes levied by the District during the calendar year 2026, and, if any such exemptions are granted, they must be for not less than \$3,000 of the market value of such homesteads. After further discussion of the matter, Director Norris moved that the District (a) not grant the residential homestead exemption and (b) not grant an exemption for persons under a disability or sixty-five years of age or older from ad valorem taxes levied by the District during the calendar year 2026, and that the Resolution attached hereto as **Exhibit B** relative to same be approved and adopted by the Board and District. Director Boehm seconded said motion, which unanimously carried.

RESOLUTION AUTHORIZING AN ADDITIONAL PENALTY ON DELINQUENT PERSONAL PROPERTY TAXES

The Board considered the adoption of a Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes, a copy of which is attached hereto as **Exhibit C**. Ms. Cole advised that the Board is authorized pursuant to Section 33.11 of the Texas Tax Code, as amended, to impose, under certain conditions, 60 days after the date the taxes become delinquent, an additional penalty not to exceed twenty percent (20%) of the total taxes, penalty and interest due the District on personal property taxes that remain delinquent as of said 60th day, as more fully described in said Resolution. After discussion, it was moved by Director Norris, seconded by Director Boehm and unanimously carried, that the Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes be adopted by the Board, and that Perdue, Brandon, Fielder, Collins & Mott, PLLC, the District's delinquent tax attorneys, be authorized to proceed with the collection of the District's 2025 delinquent personal property accounts following proper notice as provided in said Resolution, including the filing of lawsuits, as necessary.

SPECIAL PURPOSE DISTRICT PUBLIC INFORMATION DATABASE

Ms. Cole reminded the Board that, pursuant to provisions of Chapter 403, Texas Government Code, and Chapter 203, Texas Local Government Code, the District is required to submit information to the Texas Comptroller of Public Accounts (the "Comptroller") for inclusion in a Special Purpose District Public Information Database. Following discussion, Director Norris moved, Director Boehm seconded, and it was unanimously carried, that the District's auditor, Forvis Mazars, LLP, be authorized to prepare the required information and submit same to the Comptroller for inclusion in the Special Purpose District Information Database.

OPERATOR'S REPORT

Ms. Hargrove presented to and reviewed with the Board the Operations Report dated January 12, 2026, a copy of which is attached hereto as **Exhibit D**. She advised the Board that there are two (2) delinquent accounts totaling \$682.04, which MDS has been unable to collect. She advised that MDS recommends these accounts be turned over to collections for further collection efforts. Following discussion, Director Norris moved that MDS be authorized to turn over the subject accounts to collections for further collection efforts, as discussed and as reflected in the Operations Report. Director Boehm seconded said motion, which unanimously carried.

Ms. Hollingsworth advised that the District received a general compliance letter from the Texas Commission on Environmental Quality ("TCEQ") as a result of a complaint investigation concerning sediment in the District's water supply. She further advised that sediment may be visible in the District's water supply due to tankless water heaters installed by builders, and that MDS recommends that the builders install a filtration system to filter out the sediment. Ms. Hollingsworth noted that no violations were alleged as a result of the investigation by the TCEQ, and that no action is required by the Board at this time.

Ms. Cole next reported to the Board that the Texas Water Code requires a retail public utility providing potable water to perform and file with the Texas Water Development Board a water audit every five years computing the utility's most recent annual system water loss. In connection therewith, she requested that the Board consider authorizing the District's operator and engineer to perform a 2025 Water Loss Audit. After discussion, Director Norris moved that the District's operator be authorized to prepare and file the required water loss audit prior to the due date of May 1, 2026. Director Boehm seconded the motion which carried unanimously.

ENGINEERING REPORT

Mr. Bozoarth presented to and reviewed with the Board an Engineering Report dated January 12, 2026, a copy of which is attached hereto as **Exhibit E**, relative to the status of various engineering and construction projects within the District. He presented a revised Schedule of Hourly Rates (the "Schedule") for the Professional Services Agreement between Quiddity and the District, and noted that the Schedule is subject to annual revision in January of each year. Mr. Bozoarth requested that the Schedule be revised effective January 1, 2026, and the Board concurred.

SILT SOLUTIONS, INC.

The Board next considered a reports from Silt Solutions, Inc. ("SSI") in connection with storm water pollution and prevention services. Ms. Cole advised that SSI provided reports for the periods (i) November 12, 2025 through December 3, 2025, and (ii) December 9, 2025 through January 6, 2026, copies of which are attached hereto as **Exhibit F**.

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 G. 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

Mr. Burton presented to and reviewed with the Board the Bookkeeper's Report, dated January 12, 2026, attached hereto as **Exhibit H**, including the disbursements presented for payment, as prepared by MA&C. Mr. Burton also presented to and reviewed with the Board a Quarterly Investment Inventory Report for the investment period ended November 30, 2025, a copy of which report is included in the Bookkeeper's Report. After discussion, it was moved by Director Norris that (i) the Bookkeeper's Report be approved, and that the disbursements identified in the Bookkeeper's Report be authorized for payment, and (ii) the Quarterly Investment Report for the investment period ended November 30, 2025, be approved as presented, and the Investment Officers of the District be authorized to execute same on behalf of the Board and the District. 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(S)

Ms. Cole presented to and reviewed with the Board Security Patrol Reports prepared by On-Site Services, LLC for the months of November 2025 and December 2025, copies of which are attached hereto as **Exhibit I**.

DISTRICT INSURANCE POLICIES

The Board next discussed the renewal of the District's insurance policies and authorizing the solicitation of proposals for same. Ms. Cole advised the Board that the District's current insurance policies, brokered through McDonald & Wessendorff ("McDonald"), will expire on March 31, 2026. After discussion concerning the various options available to the District, it was moved by Director Norris, seconded by Director Boehm and unanimously carried, to authorize SPH to solicit a renewal proposal from McDonald to be reviewed and discussed at the next Board meeting.

MATTERS RELATED TO MAY 2, 2026 DIRECTORS ELECTION

Ms. Cole reported on issues related to the District's Directors Election (the "Election") to be held on May 2, 2026. In connection therewith, she advised that Harris County will likely not offer joint election services to political subdivisions for the May 2, 2026 election, and therefore, the District will need to hold an independent election.

ACCESSIBLE VOTING SYSTEM

Ms. Cole noted that Section 49.111, Texas Water Code, provides an exemption from the requirement to provide certain electronic voting systems at the Election if the District's previous directors election was canceled as uncontested or if fewer than 250 voters voted in the District's previous directors election. She reported that the District is exempt from said requirement because the District's previous directors election was canceled. Following discussion, it was moved by Director Norris, seconded by Director Boehm and unanimously carried that SPH be authorized to provide notice of the District's intent not to provide electronic voting systems for said Election by publication in a newspaper of general circulation in an area that includes the District.

SUPPLEMENTAL AGENDA

The Board considered calling the Election in accordance with the requirements of the Texas Water Code. In connection therewith, Ms. Cole presented the Order Calling Directors Election (the "Order") attached hereto as **Exhibit J** calling the Election to be held on May 2, 2026. It was noted that the terms of office of Directors Schultz and Boehm expire in May of this year. In reviewing the Order with the Board, Ms. Cole advised that the Texas Water Code and the Texas Election Code authorize the Board to designate an agent to perform certain duties in connection with the Election, and that the Order named Kris Eddlemon as such agent (the "Election Agent"). Ms. Cole further advised the Board that notice of the Election must be given in accordance with the requirements of the Texas Election Code. She advised the Board that notice of the Election could be given by one or more of the following methods: (i) publishing the notice in a newspaper published in the territory of the District or of general circulation in the District at least ten (10) days before the election, but not more than thirty (30) days before the election; (ii) posting the notice at a public place in each election precinct that overlaps the District at least twenty-one (21) days before the election; or (iii) mailing the notice to each registered voter in the District at least ten (10) days before the election. Following discussion of the options, the Board concurred that notice of the Election be given by posting same at a public place in each election precinct that overlaps the District. After discussion on the matter, Director Norris moved that said Order be passed and adopted, that the President or Vice President and Secretary or Assistant Secretary be authorized to execute the Order, and that the Election Agent be authorized and directed to make necessary arrangements for the Election in accordance with the Order. Director Boehm seconded said motion, which unanimously carried. Ms. Cole advised the Board that if each candidate whose name is to appear on the ballot is unopposed as of 5:00 p.m. on February 20, 2026, the Board may thereafter cancel the Election in accordance with the Texas Election Code.

The Board next considered the establishment of fees to be paid to officials for the Election. Ms. Cole advised the Board that in accordance with the Texas Election Code, the rate of pay for judges and clerks shall be determined by the Board, but shall not be less than the federal minimum wage rate. After discussion on the matter, Director Norris moved that the judges and clerks for the Election, including early voting clerks, be paid \$20.00 per hour. Director Boehm seconded said motion, which unanimously carried.

ATTORNEY'S REPORT

The Board next considered the Attorney's Report. In connection therewith, Ms. Cole reported that the District received a Memorandum from the West Harris County Regional Water Authority (the "Authority"), a copy of which is attached hereto as **Exhibit K**, regarding the nomination of candidates for the Authority's Board of Directors and submission of the District's Water Usage Reporting Form. She advised that the Board may nominate a candidate for a position on the Board of Directors of the Authority by resolution adopted and submitted to the Authority no later than February 15, 2026. After discussion, Director Norris moved that MDS be authorized to complete and submit the Water Usage Reporting Form to the Authority prior to the deadline. Director Boehm seconded the motion, which unanimously carried. The Board concurred not to nominate a candidate for a position on the Authority's Board of Directors at this time.

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.



Asst. Secretary

LIST OF ATTACHMENTS

- EXHIBIT A Tax Assessor-Collector's Report
- EXHIBIT B Resolution Concerning Exemptions From Taxation
- EXHIBIT C Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes
- EXHIBIT D Operations Report
- EXHIBIT E Engineering Report
- EXHIBIT F Reports provided by Silt Solutions, Inc.
- EXHIBIT G Landscape Architect Report (Kudela & Weinheimer)
- EXHIBIT H Bookkeeper's Report
- EXHIBIT I Security Patrol Reports
- EXHIBIT J Order Calling Directors Election
- EXHIBIT K Memorandum from the West Harris County Regional Water Authority