

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 165

December 4, 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 4th day of December 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 of DAC Services, Inc. ("DAC");-Patty Rodriguez of Bob Leared Interests, Inc. ("BLI"); Bill Glass of Enhanced Energy; Blake Dalton of Taylor Morrison of Texas, Inc. ("Taylor Morrison"); Chris Hoffman, Donnice Hoffman, Wes Alvey and Rudy Lopez of H2O Consulting, Inc. ("H2O");-Drew Anderson of Storm Water Solutions, LLC ("SWS"); Robert Oliver of SWA Group ("SWA"); Josh Wailes of Guideline Management Services ("Guideline"); Kelly Gard of KGA/DeForest Design, LLC ("KGA"); Joseph Ellis of McCall Gibson Swedlund Barfoot Ellis PLLC ("McCall"); Kevin Berry and Samantha Kingston of EEPB Company; Jessica Holoubek, Brooke Milbauer 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.

Mr. Glass discussed upcoming expiration and renewal of the District's electricity contract for 8803 1/2 Westgreen Boulevard and discussed options for renewal. Following review and discussion, the Board concurred to renew through TXU Energy.

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 November 6, 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.

SUPPLEMENTAL REIMBURSEMENT REPORT AND AUTHORIZE DISBURSEMENT OF FUNDS

Mr. Ellis reviewed a supplemental reimbursement report for the District's Series 2022A, Series 2023, Series 2023A and Series 2024 Defined Area No. 2 Unlimited Tax Road Bonds. Following review and discussion, Director Molina moved to approve the report and authorize distribution of bond funds. Director Barr seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Mr. Berry reviewed the bookkeeper's report and a budget to actual comparison of 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.

Ms. Holoubek presented and reviewed an Amended Exhibit A to the Depository Pledge Agreement between the District and Central Bank.

In accordance with the District's Investment Policy, the Board considered accepting disclosure statements from Mr. Berry and Ms. Kingston as the District's bookkeepers. Ms. Holoubek explained that the statements disclose any relationships with entities or individuals who are offering, have offered, or may offer to engage in an investment transaction with the District, and the disclosure statements will be filed with the Texas Ethics Commission and the District.

Ms. Holoubek also reviewed a proposed Resolution Authorizing Bookkeeper to Sign and Initiate Certain Disbursements.

Following review and discussion, Director Molina moved to (1) accept the bookkeeper's report and payment of the bills; (2) to approve an Amended Exhibit A to the Depository Pledge Agreement between the District and Central Bank and direct that the Amended Exhibit be filed appropriately and retained in the District's official records; (3) accept the disclosure statements as presented and authorize it be appropriately filed; and (4) approve a Resolution Authorizing Bookkeeper to Sign and Initiate Certain Disbursements. Director Barr seconded the motion, which passed unanimously.

ANNUAL ENERGY USAGE

The Board concurred to authorize update of the District website to include updated energy usage information.

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.

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

The Board next considered casting its ballot for election of a person to the Board of Directors of the Harris Central Appraisal District. Following review and discussion, Director Molina moved to cast all of the District's votes in favor of Bill Frazier. Director Barr seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES

Mr. Alvey reported that 38 new residential taps and one new commercial tap were installed during the month of November 2025 and recommended and requested authorization to make the following repair and replacement:

1. Repair of booster pump no. 4 at Water Plant No. 3 for an estimated amount of \$28,395; and

2. Replace the booster pump contacts at Water Plant No. 4 or an estimated cost of \$16,800.

Mr. Alvey next 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 repair and replacement, as recommend and presented; (3) approve the customer appeals for account numbers 58679 and 76320, as presented, in accordance with the District's Rate Order and policies; and (4) authorize the District operator to adjust water use for account number 46909 to the average, monthly use. Director Barr seconded the motion, which passed unanimously.

With regard to renewal of the District's electricity contract for 8803 ½ Westgreen Boulevard, Director Molina moved to contract with TXU Energy for a 3-year term. Director Barr seconded the motion, which passed unanimously.

REPORT FROM STORM WATER SOLUTIONS

Mr. Anderson 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 the following proposals:

1. Proposal in the amount of \$3,450 to clean out the oil grit separator ("OGT") at the Wastewater Treatment Plant;
2. Proposal in the amount of \$1,740 to install "no littering" signs on the back of lot swales between Freeman Road and Longenbaugh Road; and
3. Proposal in the amount of \$3,737 to clean out the OGT at College Park West, Sections 3 and 4.

Following review and discussion, Director Molina moved to (1) approve the Storm Water Management Program report; and (2) approve the proposals 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, and recommended the following repairs:

1. Bollard cable repair in Greenbelt Park for an estimated amount of \$230; and
2. Graffiti removal in Tealbrook Park for an estimated amount of \$460.

Following review and discussion, Director Molina moved to approve the park and landscape management report and approve the repairs proposed. 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, and requested authorization to advertise for bids for construction of the Mason Woods Sports Park Landscape Improvements and Mason Woods Phase 5 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. 3 in the amount of \$508.50.

After review and discussion, Director Molina moved to (1) accept the landscape architect report from KGA; (2) authorize KGA to advertise for bids for construction of projects, as discussed above; and (3) upon the recommendation of KGA, approve the pay estimates 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 first discussed the status of construction of the Avalon at Cypress Phase 1 Conveyance Channel (West Channel) and recommended that the Board approve Change Order No. 3 deducting \$23,116.60 from the District's contract with Earth First Landscapes, LLC.

Mr. Oliver next updated the Board regarding the Avalon at Cypress West Recreation Center and recommended that the Board approve Pay Estimate No. 2 in the amount of \$148,507.20, payable to D.L. Meacham.

Mr. Oliver reported the status of construction of landscaping improvements to serve Avalon at Cypress, Sections 10 and 12 and recommended that the Board approve Pay Estimate No. 1 in the amount of \$21,812.08, payable to Houston Landscapes Unlimited.

Mr. Oliver next reviewed bids received for construction of landscaping improvements to serve Avalon at Cypress West, Section 4 and recommended that the

Board award the contract to Triple E Landscapes ("Triple E") in the amount of \$423,913. The Board concurred that, in its judgment, Triple E 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.

Following review and discussion, Director Molina moved to (1) approve SWA's report; (2) approve the pay estimate presented, based upon the recommendation of SWA; (3) approve the change order presented above, upon the recommendation of SWA and finding that the change order is beneficial to the District; and (4) upon the recommendation of SWA, award a contract for landscaping improvements to serve Avalon at Cypress West, Section 4 to Triple E in the amount of \$423,013, subject to receipt and verification of bonds and insurance from the contractor. Director Barr seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Mullaly reviewed an engineering report, a copy of which is attached, and requested authorization to advertise for bids for construction of Grand Mason West Road Street Dedication Section 1 Drainage and Paving.

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 West Section 3 water, sewer and drainage; Pay Estimate No. 2 in the amount of \$41,889.60 payable to Texasite, LLC;
2. Avalon at Cypress West Section 4 water, sewer and drainage; Pay Estimate No. 2 and Final in the amount of \$107,472.50, payable to Texasite, LLC;
3. Grand Mason Section 10, water, sewer and drainage and paving; Pay Estimate No. 1 in the amount of \$330,916.56, payable to Allgood Construction Company;
4. Grand Mason Detention Phase 4; Pay Estimate No. 5 in the amount of \$4,783,431.48, payable to Lonnie Lischka Company; and Change Order No. 2 adding \$90,000 to the contract total for plugging and abandoning existing irrigation wells;
5. Grand Mason, Section 9 water, sewer and drainage; Pay Estimate No. 2 in the amount of \$1,828,064.97, payable to Unitas;
6. Bridge Creek, Section 11 water, sewer and drainage; Pay Estimate No. 3 and Final in the amount of \$35,354.26, payable to Hurtado Construction Company; and Change Order No. 1 deducting \$11,758 from the contract total adjusting final quantities;
7. Bridge Creek Village Section 1; Pay Estimate No. 1 in the amount of \$680,665.14, payable to Texas KB Utilities;

8. Bridge Creek Terrace Left Turn Lane; Pay Estimate No. 1 in the amount of \$108,588.90, payable to GMR Total Services; and Change Order No. 1 adding \$2,500 for an as-built survey required by Harris County;
9. Sanitary & Waterlines along Mason Road; Pay Estimate No. 1 in the amount of \$984,374.10, payable to Blazey Construction;
10. Lift Station No. 19; Pay Estimate No. 7 in the amount of \$130,887 payable to Gael, Inc.; and
11. West Road Interconnection; Change Order No. 2 adding \$11,972.62 to the District's contract with Sequeira Civil Construction due to additional inspections required by Harris County.

Following review and discussion, Director Molina moved to (1) approve the engineering report; (2) authorize advertisement for bids for construction of Grand Mason West Road Street Dedication Section 1 Drainage and Paving; (3) based upon the recommendation of Quiddity, BGE and DAC, approve pay estimates listed above; and (4) 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

There was no discussion for this agenda item.

CAPITAL IMPROVEMENT PLAN

There was no discussion for this agenda item.

DEEDS, EASEMENTS, ENCROACHMENTS AND OTHER RIGHT OF WAY CROSSINGS

There was no discussion for this agenda item.

DEVELOPER'S REPORT

Mr. Dalton reported regarding development in the District.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY

There was no discussion for this agenda item.

HISTORICAL BOND AND TAX REPORT

Ms. Holoubek presented a memorandum regarding requirements for taxing units to submit certain information about proposed and issued bonds and tax rate

elections to the Comptroller for incorporation into a public database, a copy of which is attached. She stated that ABHR will work with the District's consultants to prepare and submit the required information by the reporting deadline.

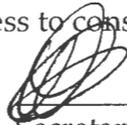
EXECUTIVE SESSION

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

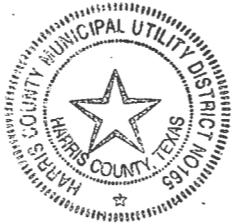
NEXT MEETING DATE AND AGENDA ITEMS

The Board concurred to meet next on Thursday, January 8, 2026.

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



Secretary, Board of Directors



LIST OF ATTACHMENTS TO MINUTES

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