

## WEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4

Minutes of Meeting of Board of Directors  
January 26, 2026

The Board of Directors (“Board”) of West Harris County Municipal Utility District No. 4 (“District”) met on January 26, 2026 at 303 Bridge Crest Blvd., Houston, Harris County, Texas, in accordance with the duly posted notice of said meeting, with a quorum of Directors present as follows:

Mary Gomez, President  
Hanna Affram, Vice President  
Anthony Rodriguez, Secretary  
Jack Patel, Assistant Secretary  
Michael Cummings, Treasurer

and the following absent:

None.

Also present were Mr. Carlous Smith, the District’s operator; Ms. Michelle Guerrero, the District’s tax assessor-collector; Mr. Bob Ideus, the District’s bookkeeper; Mr. Sean Humble, the District’s engineer; and Ms. Jennifer B. Seipel, attorney for District. Also present was Mr. Joseph Ho-Shing with Harris County Precinct No. 4.

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

1. The Board opened the floor for public comment.

2. The Board reviewed the minutes of the meeting held on December 15, 2025.

Upon motion duly made, seconded and unanimously carried, the Board approved the minutes as presented.

3. Ms. Guerrero presented the tax assessor-collector’s report, copy attached, which showed 38.4% collections for 2025 taxes as of the date of the report, with such collections having drastically increased in the last few weeks. Upon motion duly made, seconded and unanimously carried, the Board approved the tax assessor-collector’s report and the checks listed thereon as presented.

4. It was reported to the meeting that under the provisions of Article VIII, Section 1-b(e) of the Constitution of Texas, the District may exempt from ad valorem taxation by its own action up to twenty percent (20%) of the market value of each residence homestead owned by an adult and taxable by the District for the year 2025, but not producing an exemption of less than \$5,000 when such percentage is applied to a particular homestead. Those present discussed the various points for or against the adoption of the exemption by the District. After the discussion, it was duly moved, seconded and unanimously carried, the Board adopted the attached order providing for a homestead exemption in the amount of twenty percent (20%) of the market value of residence homesteads for the year 2026.

5. It was further reported to the meeting that under the provisions of Article VIII, Section 1-b of the Constitution of Texas, this District may exempt by its own action not less than \$3,000 of the assessed value of the residence homesteads of persons 65 years of age or older or disabled from all ad valorem taxes thereafter levied by the District. Those present discussed the various points for or against the adoption of the exemption by the District. After the discussion, upon motion duly made, seconded and unanimously carried, the Board adopted the attached Order providing a \$70,000 homestead exemption for residents of the District 65 years of age or older or disabled for the year 2026.

6. Mr. Ideus presented the bookkeeper's report, copy attached. He noted that the District is in the fourth month of its September 30, 2025 fiscal year. Upon motion made, seconded, and duly carried, the Board approved the bookkeeper's report as presented.

7. Mr. Smith presented the operator's report, copy attached. He noted 569 connections in the District with 92% water accountability for the previous month. The District's wastewater treatment plant operated at 34% of its capacity. Mr. Smith reported on several routine repairs during the prior month. Director Gomez inquired as to whether the operator's office received any reports of a leak on Westheimer Place. The operator then reviewed a list of delinquent accounts to the Board for termination of utility service. After discussion, upon motion duly made, seconded and unanimously carried, the Board approved the operator's report and action items thereon as presented.

8. Mr. Humble presented the engineer's report, copy attached. He noted that he had no new information regarding the purchase of capacity in the Chelford City MUD plant,

with the attorney confirming the same. Director Cummings stated that he and other directors were invited to attend the upcoming meeting of Chelford City MUD, which they intend to attend. The engineer presented a proposal for inspection of the District's water tanks in the amount of \$4,200, which the Board approved. Following that discussion, upon motion made and seconded, the Board unanimously approved the engineer's report as presented and the action items thereon.

9. It appeared that an election of directors should be called for and within the District on Saturday, May 2, 2026. The attached Order calling such election was presented and reviewed by the Board of Directors. Upon motion duly made, seconded and unanimously carried, the Board approved and adopted the Order which is attached to these minutes.

10. The Board discussed a notification received from the Internal Revenue Service with regard to a District vendor. Following some discussion, the Board requested that the attorney facilitate a special meeting with the vendor to discuss the matter further.

There being no further business to come before the Board, the meeting was adjourned.

  
Secretary