

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 569

Minutes of the Meeting of Board of Directors
February 9, 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 February 9, 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 with the exception of Directors Norris and Boehm, thus constituting a quorum.

Also present were: Blair Bozoarth of Quiddity Engineering, LLC ("Quiddity"); Jennifer Abad of Municipal Accounts & Consulting, L.P. ("MA&C"); Dana Hollingsworth 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"); David Daughtry of Kimley-Horn & Associates, Inc. ("KH"); 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 January 12, 2026. After discussion regarding the minutes previously forwarded for review, it was moved by Director Luton, seconded by Director Pecina 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 January 31, 2026, 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 Pecina, seconded by

Director Luton and unanimously carried, the Board approved the TAC Report and authorized the payments listed therein.

ADOPTION OF RESOLUTION CONCERNING DEVELOPED DISTRICT STATUS FOR 2026 TAX YEAR

Ms. Cole advised the Board that the procedures involved in setting a tax rate each year applicable to a particular district will depend, in part, upon whether it is determined to be a "Developed District" pursuant to Texas Water Code Section 49.23602. She then reviewed with the Board a worksheet completed by Quiddity to assist the Board in making this determination, along with a Resolution Concerning Developed District Status for the 2026 Tax Year (the "Resolution"). Ms. Cole advised the Board that, pursuant to said worksheet, the District is not a "Developed District" under said law. A copy of the Resolution is attached hereto as **Exhibit B**. Following discussion, upon motion made by Director Luton, seconded by Director Pecina and unanimously carried, the Resolution was adopted by the Board.

OPERATOR'S REPORT

Ms. Hollingsworth presented to and reviewed with the Board the Operations Report dated February 9, 2026, a copy of which is attached hereto as **Exhibit C**. She provided the Board with an update regarding sediment being visible in the District's water supply due to tankless water heaters installed by builders, and reminded the Board that MDS recommends that the builders install a filtration system to filter out the sediment.

Ms. Hollingsworth next advised the Board that there are five (5) delinquent accounts totaling \$1,076.74, 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 Pecina 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 Luton seconded said motion, which unanimously carried.

The Board considered authorizing MDS to provide the required information to districts receiving water from the District relative to Consumer Confidence Reports ("CCR") and to prepare a draft CCR for review by the Board. After discussion on the matter, Director Pecina moved that the Board authorize MDS to provide the required information to districts receiving water from the District relative to CCR's and to prepare a draft CCR for review by the Board. Director Luton seconded said motion, which carried unanimously.

Ms. Hollingsworth next presented a completed water usage reporting form to be delivered to the West Harris County Regional Water Authority (the "Authority") relative to the District's annual groundwater pumpage information, a copy of which form is included with **Exhibit C**. After discussion, on motion made by Director Pecina and seconded by Director Luton, the Board voted unanimously to authorize Inframark to submit the water usage reporting form to the Authority prior to the deadline, and that the President be authorized to execute same on behalf of the Board and the District.

RATE ORDER

The Board deferred amendment of the District's Rate Order at this time.

ENGINEERING REPORT

Mr. Bozoarth presented to and reviewed with the Board an Engineering Report dated February 6, 2026, a copy of which is attached hereto as **Exhibit D**, relative to the status of various engineering and construction projects within the District. Following discussion, Director Pecina moved that the Engineering Report and all actions noted therein be approved as recommended by Quiddity, including approval of payment to Allgood Construction in the amount of \$3,500 for storm system repairs located within Sunterra Section 44. Director Luton seconded the motion, which unanimously carried.

RESOLUTION ADOPTING PREVAILING WAGE RATE SCALE FOR CONSTRUCTION PROJECTS

The Board deferred adoption of a Resolution Adopting Prevailing Wage Rate Scale for Construction Projects until the next meeting.

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 January 14, 2026 through February 3, 2026, a copy of which is attached hereto as **Exhibit E**.

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 F**. Following discussion, Director Pecina moved that K&W's report and all actions noted therein be approved as recommended by K&W. Director Luton seconded the motion, which unanimously carried.

Mr. Daughtry presented to and reviewed with the Board a monthly report prepared by KH regarding the status of various recreational projects, a copy of which report is attached hereto as **Exhibit G**. Following discussion, Director Pecina moved that KH's report and all actions noted therein be approved as recommended by KH. Director Luton seconded the motion, which unanimously carried.

BOOKKEEPER'S REPORT

Ms. Abad presented to and reviewed with the Board the Bookkeeper's Report, dated February 9, 2026, attached hereto as **Exhibit H**, including the disbursements presented for payment, as prepared by MA&C. After discussion, it was moved by Director Pecina that the Bookkeeper's Report be approved, and that the disbursements identified in the Bookkeeper's Report be authorized for payment. Director Luton 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 January 2026, a copy of which is attached hereto as **Exhibit I**.

DISTRICT INSURANCE POLICIES

As the next order of business, the Board considered a renewal proposal for the District's insurance coverage. Ms. Cole presented and discussed with the Board a renewal insurance proposal from McDonald & Wessendorff Insurance ("M&W"), a copy of which is attached hereto as **Exhibit J**, relative to various coverages as reflected therein. After discussion on the matter, Director Pecina moved that the proposal provided by M&W be approved, the President be authorized to execute same on behalf of the Board and the District, and SPH be authorized to accept and acknowledge the associated Texas Ethics Commission 1295 Form. Director Luton seconded said motion, which unanimously carried.

ATTORNEY'S REPORT

The Board next considered the Attorney's Report. In that regard, Ms. Cole provided an update with regard to the District's 2026 Directors Election.

Ms. Cole then addressed the Board regarding scheduling of the March meeting. Following discussion, the Board concurred to hold such meeting on March 16, 2026, at 1:00 p.m.

FUTURE AGENDA ITEMS

The Board considered items for placement on future agendas. Mr. Wood requested that an item be included on the next agenda for the Board to consider authorizing a request to the Harris Central Appraisal District for an appraisal property in the District as of April 1, 2026.

ADJOURNMENT

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




Secretary

LIST OF ATTACHMENTS

- EXHIBIT A Tax Assessor-Collector's Report
- EXHIBIT B Resolution Concerning Developed District Status for the 2026 Tax Year
- EXHIBIT C Operations Report
- EXHIBIT D Engineering Report
- EXHIBIT E Report provided by Silt Solutions, Inc.
- EXHIBIT F Landscape Architect Report (Kudela & Weinheimer)
- EXHIBIT G Landscape Architect Report (Kimley-Horn & Associates, Inc.)
- EXHIBIT H Bookkeeper's Report
- EXHIBIT I Security Patrol Report
- EXHIBIT J Insurance Proposal from McDonald & Wessendorff Insurance