

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 149

Minutes of Board of Directors Meeting

February 16, 2026

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 149 (the "District") met in regular session, open to the public on February 16, 2026, in accordance with the duly posted Notice of Public Meeting, and the roll was called of the duly constituted officers and members of the Board, as follows:

Stefanie Cline, President
Terrence Stephens, Vice President
Margaret Petry, Secretary
Randall Kallus, Assistant Secretary
Don Schippers, Assistant Secretary

all of whom were present, thus constituting a quorum.

Also present were: Jeffrey Bishop and Chase Widener, of Quiddity Engineering LLC ("Quiddity"); Randy Davila of Inframark, LLC ("Inframark"); Diane Michaux of Municipal Accounts & Consulting, L.P. ("MA&C"); Michelle Guerrero of Bob Leared Interests ("BLI"); Aaron Zuniga of Champions Hydro-Lawn, Inc. ("Champions"); Nathan Naquin of Off Cinco, LLC ("Off Cinco"); Matthew Reed, Donje Chatmon and Raelyn Davis of Schwartz, Page & Harding, L.L.P. ("SPH"); Sophia Wall of SPH who entered later in the meeting as indicated herein.

PUBLIC COMMENT

The Board began by opening the meeting for public comments. There being no comments provided, the Board continued to the next item of business.

APPROVAL OF MINUTES

The Board considered approval of the minutes of its January 19, 2026, Board of Directors meeting. After discussion, Director Cline moved that the minutes of the Board of Directors meeting held on January 19, 2026, be approved as written. Director Kallus seconded said motion, which unanimously carried.

DISCUSSION REGARDING TRASH AND RECYCLING COLLECTION SERVICES PROVIDED BY GFL ENVIRONMENTAL

The Board next considered the trash and recycling collection services provided by GFL Environmental ("GFL"). Mr. Reed presented to and reviewed with the Board a Customer Service Report for the month of January 2026, prepared by GFL, a copy of which is attached hereto as **EXHIBIT A**. Director Cline inquired about the monthly solid waste collection and the monthly heavy trash collection totals appearing to be the same. After discussion on the matter, Mr. Reed

advised that SPH will contact GFL to research the matter and provide an update to the Board at the next meeting.

REVIEW OF OFF CINCO MESSAGING SERVICES

Mr. Reed presented to and reviewed with the Board a revised proposal from Off Cinco and discussed the difference in the billable hours from every quarter hour to a tenth of an hour in connection with the District's text alert services provided by Off Cinco, a copy of which is attached hereto as **EXHIBIT B**. After discussion, the Board concurred that SPH be authorized to obtain the current initial set up fee cost for Off Cinco services, and present to the Board at the next Board meeting.

REVIEW OF TROUCHSTONE DISTRICT SERVICES PROPOSAL

Mr. Reed next presented to and reviewed with the Board a proposal from Touchstone District Services in connection with District text alert services, a copy of which is attached hereto as **EXHIBIT C**. After discussion, the Board concurred that SPH be authorized to obtain the hourly rates for services from Touchstone and present to the Board at the next Board meeting.

TAX ASSESSOR-COLLECTOR REPORT

Ms. Guerrero presented to and reviewed with the Board the Tax Assessor-Collector's Report, dated as of January 31, 2026, a copy of which is attached hereto as **EXHIBIT D**. After discussion, Director Cline moved that said report be approved and that the disbursements identified in the report be approved for payment from the tax account. Director Petry seconded said motion, which unanimously carried.

DELINQUENT TAX ATTORNEY'S REPORT

The Board deferred consideration of the Delinquent Tax Attorney's Report ("Report") from Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("Perdue Brandon"), after noting that a quarterly report was not received.

BOOKKEEPER'S REPORT

Ms. Michaux presented to and reviewed with the Board the Bookkeeping Report, dated February 16, 2026, a copy of which is attached hereto as **EXHIBIT E**, including the disbursements presented therein for payment from the District's various accounts.

Ms. Michaux then presented to and reviewed with the Board the Quarterly Investment Report for the period ending December 31, 2025, a copy of which is included with the Bookkeeper's Report. She responded to various questions and comments from the Board regarding items in the Bookkeeper's Report. After discussion, Director Cline moved that the Bookkeeper's Report and the disbursements presented for payment therein be approved. Director Kallus

seconded said motion, which unanimously carried.

RENEWAL OF DISTRICT INSURANCE COVERAGES

The Board next considered the renewal of the District's various insurance coverages set to expire on March 31, 2026. In that regard, the Board discussed the proposal received from the District's current insurance provider, McDonald & Wessendorff ("McDonald"), a copy of which is attached hereto as **EXHIBIT F**. After discussion, Director Petry moved that the proposal from McDonald be accepted, and that the President be authorized to execute the accepted proposal on behalf of the Board and the District. Director Kallus seconded said motion, which unanimously carried.

ADOPTION OF RESOLUTION CONCERNING DEVELOPED DISTRICT STATUS FOR 2026 TAX YEAR

Mr. Reed next 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" under Texas Water Code Section 49.23602. Mr. Reed 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 2026 Tax Year, a copy of which is attached hereto as **EXHIBIT G**. He advised the Board that pursuant to said worksheet, the District is a "Developed District." Following discussion, upon motion made by Director Kallus, seconded by Director Cline and unanimously carried, the Board determined that the District shall not be considered a Developed District for the 2026 Tax Year and adopted the attached Resolution.

APPROVE PREVAILING WAGE RATES FOR CONSTRUCTION PROJECTS

The Board deferred consideration of the annual survey of wage rate scales and the consideration of the Resolution adopting prevailing wage rate scale for construction projects.

OPERATIONS REPORT

Mr. Davila presented to and reviewed with the Board the Operations Report dated February 16, 2026, for the month of January 2026, a copy of which is attached hereto as **EXHIBIT H**. Mr. Davila updated the Board on the ongoing efforts to equalize water accountability with Harris County Municipal Utility District No. 257 ("HCMUD 257") and advised that HCMUD 257 will credit the lost 2M gallons back to the District. He then discussed with the Board a certain water quality noncompliance notification from the Texas Commission on Environmental Quality. Mr. Davila additionally discussed with the Board the replacement of the lock at the sewer treatment plant. Director Stephens recommended that the lock be updated, and Inframark confirm that the double doors are secured going forward.

Mr. Davila discussed with the Board the District's Identity Theft Prevention Program and presented Inframark's annual report and advised the Board regarding the District's experience with identity theft during the prior year, current identity theft prevention methods, the types of accounts maintained by the District and the District's business arrangements with other entities. Mr. Davila recommended that no changes be made to the District's Program. The Board concurred that no

changes were necessary to the Program at this time.

The Board next discussed certain regulations promulgated by the United States Environmental Protection Agency and the Texas Commission on Environmental Quality relative to the annual Consumer Confidence Report ("CCR"). Mr. Reed explained that, pursuant to such CCR regulations, the District is required (i) to provide various information regarding the District's water supply to any district which received water from the District during the prior calendar year by April 1, 2026, and (ii) to prepare and provide a copy of the District's CCR to all District customers by July 1, 2026.

The Board then considered approval of the 2026 water loss audit (the "Audit"). In connection therewith, Mr. Davila informed the Board that Inframark has completed the Audit and presented and reviewed same with the Board, a copy of which is included with EXHIBIT H. Mr. Davila noted that same would be filed with the Texas Water Development Board by the May 1, 2026 deadline.

After discussion, Director Stephens moved that (i) Inframark be authorized and directed to prepare a draft of the District CCR for the Board's approval, and (ii) that the water loss audit be approved and Inframark be authorized to file same with the Texas Water Development Board. Director Cline seconded said motion, which unanimously carried.

ENGINEER'S REPORT

Mr. Bishop presented to and reviewed with the Board the Engineer's Report, dated February 13, 2026, a copy of which is attached hereto as **EXHIBIT I**, relative to the status of various projects within the District. Mr. Bishop updated the Board on the Wastewater Treatment Plant ("WWTP") Digester Rehabilitation and recommended the Board schedule monthly progress meeting the first Thursday of each month at 9 a.m. at the WWTP and then depart for the Water Plant.

Mr. Bishop next discussed with the Board the most recent incident of dumping at the Harris County Flood Control Channel and advised that the attorney for HCFCD will issue a notice to residents doing the dumping and provide a copy of the notice to SPH.

Mr. Bishop then advised the Board that the storm sewer sinkholes at 17002 Dew Drop Lane and 7324 Barton Oaks Drive have been reported to Precinct 4, and they will address the sinkholes. Mr. Bishop advised that there are no action items that require Board approval at this time.

CHAMPIONS REPORT

Mr. Zuniga presented to and reviewed with the Board the Detention and Drainage Facilities Report prepared by Champions dated February 16, 2026, a copy of which is attached hereto as **EXHIBIT J**. Mr. Zuniga then presented two (2) proposals for the rehab of the small detention pond. Proposal one for a 3-pipe armor with rip rap in the amount of \$9,407.40, and proposal two for a 3-pipe toe armor in the amount of \$6,527.20. After discussion, Director Kallus moved that the proposal for the 3 pipe toe armor in the amount of \$6,527.20 be approved. Director Cline seconded said motion which unanimously carried.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY ("WHCRWA")

The Board deferred consideration of a report from the Authority.

ATTORNEY'S REPORT

Mr. Reed informed the Board that he had nothing more of a legal nature to report at this time.

EXECUTIVE SESSION

The President announced that the Board would enter into Closed Session at 3:10 p.m. to discuss matters pursuant to Texas Government Code Section 551.071. All in attendance, with the exception of the Board, Mr. Reed, Ms. Chatmon, and Ms. Wall, exited the meeting at this time.

RECONVENE IN OPEN SESSION

The Board reconvened in Open Session at 3:15 p.m.

FUTURE AGENDA ITEMS

The Board considered items for placement on future agendas. Except as reflected above, no additional agenda items were requested other than routine, ongoing matters.

ADJOURNMENT

There being no further business to come before the Board, Director Cline moved that the meeting be adjourned. Director Stephens seconded said motion, which unanimously carried.



Margaret Leake
Secretary, Board of Directors

List of Exhibits to
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 149
Meeting on February 16, 2026

- Exhibit A GFL Environmental Customer Service Report
- Exhibit B Off Cinco Yearly Review
- Exhibit C Exhibit A1 to Consulting Agreement Emergency Alert System
- Exhibit D Tax Assessor-Collector's Report
- Exhibit E Bookkeeping Report
- Exhibit F Insurance Proposal from McDonald & Wessendorff Insurance for 2026-2027 Term
- Exhibit G Resolution Concerning Developed District Status for 2026 Tax Year
- Exhibit H Operations Report
- Exhibit I Engineer's Report
- Exhibit J Champions Hydro-Lawn, Inc. Report