

## HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 371

Minutes of Meeting of Board of Directors  
February 17, 2026

The meeting of the Board of Directors (“Board”) of Harris County Municipal Utility District No. 371 (“District”) met at Saltgrass Steakhouse, 23952 Northwest Freeway, Houston, Texas 77429 in accordance with the duly posted notice of said meeting, with a quorum of directors present, as follows:

Stephen Jester, President  
Brad Davidsen, Vice President  
Chris Von Wiesenthal, Assistant Vice President  
Joseph Deluke, Assistant Secretary

and the following absent:

Trisha Bonar, Secretary

Also present were Ms. Demitra Berry, bookkeeper for the District; Ms. Brenda McLaughlin, tax assessor-collector for the District; Mr. Chris Townsend, operator for the District; and Mr. J. Davis Bonham, Jr. and Ms. Jordan D. Barley of Smith, Murdaugh, Little & Bonham, L.L.P.

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

1. The Board opened the floor for public comment. There was no public comment.
2. The Board reviewed the minutes of the meeting held on January 20, 2026. Upon motion duly made, seconded and unanimously carried, the Board approved the minutes of the meeting held on January 20, 2026 minutes as presented.
3. Ms. Berry presented the bookkeeper’s report. The Board reviewed the report in detail. After review, upon motion duly made, seconded and unanimously carried, the Board approved the bookkeeper’s report as presented, authorized payment of invoices as reflected therein.
4. Ms. McLaughlin presented the tax assessor-collector’s report. 2025 taxes are 95.8% collected. After review, upon motion duly made, seconded and unanimously carried, the Board approved the tax assessor-collector’s report and the checks drawn on the tax fund.
5. Mr. Bonham advised the Board regarding the Order Levying Additional Penalty for Delinquent Taxes, noting that the Order provides for an assessed penalty of 20% on delinquent taxes to defray the cost of collection. After review, upon motion duly made, seconded and unanimously carried, the Board approved the Order.

6. The Board recognized Mr. Townsend who presented the operator's report, including delinquent accounts for service termination. Water accountability was 97% and recent repairs and maintenance items were reviewed. Mr. Townsend indicated that the operator recommends restarting penalties and late fees after the pause during the holiday season. Mr. Townsend then noted the annual water usage report was submitted to the Texas Water Development Board. Additionally, the District's engineer joined Mr. Townsend in a meeting with Prologis, wherein they instructed Prologis to restore items to the design specifications. Director Davidsen inquired as to whether the consultants had any information on the ownership of House Hall Road, as the relocation of the road may have left a small unused parcel. Director Davidson noted the Board may wish to discuss an improvement project with Harris County in that space, such as a crosswalk or a pathway to the pool, to serve the District constituents. After discussion, upon motion duly made, seconded and unanimously carried, the Board approved the operator's report as presented.

7. Mr. Bonham advised the Board regarding the FTC identity theft red flag policy, noting FTC regulations require its annual review. The operator noted that no red flag incidents have occurred and recommended no changes. Upon motion duly made, seconded and unanimously carried, the Board approved the policy.

8. The Board then considered the engineer's report. The Board reviewed the Cla-Val installation and confirmed the vibrations have been significantly reduced after the installation. The engineer's report noted there are three (3) remaining Cla-Val to be replaced, and the Board expressed their desire to obtain an estimate for only one to be replaced at a time as well as the cost to replace all three at once. Lastly, as requested by Director Davidsen in the January meeting, the Board received confirmation the PLC system and does have a self-check as well as an independent notification sensor that will notify the operator in the event of a failure. After discussion, upon motion duly made, seconded and unanimously carried, the Board approved the engineer's report as presented, and requested additional quotes for the Cla-Val replacement.

9. Director Von Wiesenthal presented the security report regarding law enforcement activity in the District, including as to recent incident and law enforcement statistics.

10. There was no pending business discussed.

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



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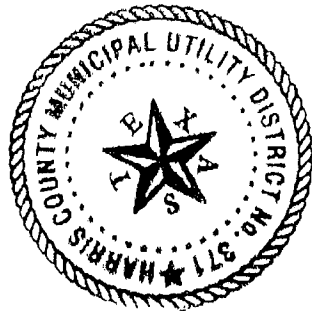
Secretary

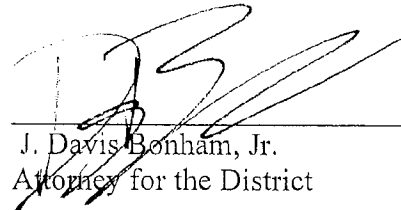
**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 371  
NOTICE OF PUBLIC MEETING**

Notice is hereby given to all interested parties that the Board of Directors of the captioned District will hold a public meeting at **Saltgrass Steakhouse, 23952 Northwest Freeway, Houston, Texas 77429.**

The meeting will be held at **6:30 p.m. on Tuesday, February 17, 2026.**

1. Public comments
2. Approve minutes of Board meeting held on January 20, 2026
3. Bookkeeper's report; review invoices and authorize payment of bills; review investment report and approve investment of District funds; Deposit of District Funds
4. Tax Assessor-Collector's report; status of tax collections; review invoices and authorize payment; status of delinquent taxes; authorize litigation as necessary; consider any taxpayer appeals; approve installment payment agreements, as necessary; Depository Pledge Agreement
5. Order Levying Additional Penalty for Delinquent Taxes
6. Operator's report; review active connections and water accountability; status of operation, maintenance and repair of District facilities; consider customer appeals and accounting issues; approve termination of service on delinquent accounts; Hazardous Operations Review; West Harris County Regional Water Authority; Consumer Confidence Report
7. Annual review of FTC identity theft red flag policy
8. Engineer's report; authorize preparation of plans as appropriate; authorize advertising for bids; award contracts; approve change orders
9. Security report; Law Enforcement report; Security Camera System
10. Pending business



  
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J. Davis Bonham, Jr.  
Attorney for the District