

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 439

January 8, 2026

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 439 (the "District") met in regular session, open to the public, on the 8th day of January, 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2500, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Adam Kramer	President
Jonathan Reichek	Vice President
Nancy Zimmerman	Secretary
Christina Kainer	Asst. Vice Pres./ Asst. Secretary
Steven M. Burgess	Asst. Vice Pres./ Asst. Secretary

and all of the above were present except Director Kainer, thus constituting a quorum.

Also attending in person were Karen Sears of Storm Water Solutions, LLC; Derek Davenport of McLennan & Associates, L.P.; Eve Blakemore of IDS Engineering Group ("IDS"); Odett Newman of Bob Leared Interests, Inc.; and Hannah Brook and Sydney Durham of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no public comments.

MINUTES

The Board considered approving the minutes of the December 11, 2025, regular meeting. Following review and discussion, Director Burgess moved to approve the minutes as presented. Director Zimmerman seconded the motion, which passed unanimously.

SERIES 2026 UNLIMITED TAX BONDS

Ms. Brook stated that bond application no. 3 is under review by the Texas Commission on Environmental Quality (the "TCEQ"). The Board discussed preliminary comments provided by the TCEQ.

RENEWAL OF DISTRICT INSURANCE POLICIES

Ms. Brook stated that the District has not yet received an insurance renewal proposal.

FINANCIAL AND BOOKKEEPING MATTERS

Mr. Davenport presented and reviewed the bookkeeper's report, including a list of checks presented for approval. A copy of the bookkeeper's report is attached.

Mr. Davenport reviewed one additional check that was not included in the bookkeeper's report: check no. 1034 in the amount of \$1,829.34, payable to Donnelley Financial Solutions.

After review and discussion, Director Zimmerman moved to approve the bookkeeper's report and payment of the bills, including the additional check. Director Reichel seconded the motion, which passed unanimously.

ANNUAL DISCLOSURE STATEMENTS

In accordance with the District's Investment Policy, the Board considered the annual disclosure statements of Ryan Riebeling and Jorge Diaz as the District's bookkeeper and investment officer, respectively. Ms. Brook 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. After review and discussion, Director Burgess moved to accept the disclosure statements as presented and to authorize they be appropriately filed. Director Zimmerman seconded the motion, which passed unanimously.

ANNUAL REPORT REGARDING POST-ISSUANCE COMPLIANCE POLICY

Ms. Brook reported on the District's compliance activities during the prior calendar year related to bond financings. Ms. Brook stated that no corrective action is required at this time.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. Newman presented and reviewed the tax assessor/collector's reports for the previous months, including the checks presented for payment. A copy of the tax assessor/collector's report is attached. After review and discussion, Director Burgess moved to approve the tax report and payment of the bills from the tax account. Director Zimmerman seconded the motion, which passed unanimously.

ENGINEER'S REPORT

Ms. Blakemore reviewed an engineering report from IDS, a copy of which is attached.

Ms. Blakemore updated the Board regarding the status of the interlocal agreement with Harris County Flood Control District (“HCFCD”) for planting of trees in the District’s drainage channel, including coordination with HCFCD regarding reimbursement for maintenance expenses.

Following review and discussion, Director Burgess moved to approve the engineer’s report. Director Reichel seconded the motion, which passed unanimously.

DEEDS AND EASEMENTS

Ms. Brook reviewed the following easements (collectively, the “Offsite Easements”):

1. Water Line Easement (0.001 Acre; 0.045 Acre);
2. Utility Easement (0.016 Acre; 0.059 Acre; 0.081 Acre);
3. Storm Sewer Easement (0.020 Acre; 0.022 Acre); and
4. Sanitary Sewer Easement (0.018 Acre; 0.049 Acre; 0.082 Acre; 0.164 Acre).

Ms. Blakemore stated that IDS recommends the District accept the Offsite Easements from LGI Homes-Texas, LLC.

Following review and discussion, Director Burgess moved to accept the Offsite Easements from LGI Homes-Texas, LLC. Director Reichel seconded the motion, which passed unanimously.

Ms. Brook stated that a Correction Deed may be needed for the Wayside Village East Detention Pond site.

DETENTION POND MAINTENANCE

Ms. Sears reviewed a detention maintenance report, a copy of which is attached.

INTERLOCAL WITH HARRIS COUNTY FLOOD CONTROL DISTRICT (“HCFCD”)

Ms. Blakemore reported on coordination with HCFCD regarding reimbursement under the Mowing Reimbursement Agreement between the District and HCFCD and revisions to same related to the tree planting project.

DEVELOPMENT IN THE DISTRICT

There was no discussion on this agenda item.

ATTORNEY'S REPORT

There was no discussion on this agenda item.

2026 DIRECTORS ELECTION

Ms. Brook discussed procedures related to the 2026 Directors Election. He reviewed a Resolution Designating an Agent of the Secretary of the Board of Directors During the 2026 Directors Election Period.

Ms. Brook reported on requirements to post a Notice of Deadline to File Applications for Place on the Ballot for the 2026 Directors Election.

Ms. Brook then explained that the Harris County Clerk notified the District that Harris County (the "County") will not contract with political subdivisions, such as the District, to administer the District's May 2026 Directors Election. She stated that, as a result, the District will administer its own election.

Ms. Brook discussed exemptions from using electronic voting systems during the 2026 Directors Election. She stated that the basis of the District's exemption is that the 2024 Directors Election was cancelled.

The Board discussed pay for election officials during the 2026 Directors Election.

Ms. Brook then reviewed an Order Calling Directors Election.

Ms. Brook discussed that Notice of Election may be required to be posted or published and provided to the County Clerk and Voter Registrar of the County.

Following review and discussion, Director Burgess moved to (1) adopt a Resolution Designating an Agent of the Secretary of the Board During the 2026 Directors Election Period appointing Sydney Durham as the agent of the Secretary of the Board of Directors to perform the duties of the District's Directors Election, authorize the agent to post the related notice as required, and direct that the Resolution be filed appropriately and retained in the District's official records; (2) authorize the Secretary's agent to post the notice as required; (3) adopt the Order Calling Directors Election; (4) authorize the Secretary's agent to post or publish and provide to the County Clerk and Voter Registrar Notice of Election, if required; and (5) moved to set the pay for election officials at \$20.00 per hour. Director Reichel seconded the motion, which passed unanimously.

The Board concurred to hold the next regular meeting on February 12, 2025, at 12:30 p.m.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.


Secretary, Board of Directors



LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Bookkeeper's report.....	2
Tax assessor/collector's report	2
Engineering report.....	2
Detention maintenance report	3