

MINUTES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 365

February 19, 2026

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 365 (the "District") met in regular session, open to the public, on the 19<sup>th</sup> day of February, 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Greg Coleman	President
Cathy Cropper	Vice President
Ann Nguyen Moore	Secretary
Cassandra Cronin	Assistant Secretary
Michael Crafton	Assistant Vice President

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

Also present at the meeting were Greg Lentz and Austin Ficken of Masterson Advisors, LLC; Bridget Elmore of The Goodman Corporation ("Goodman"); Jarryd Mayfield of Si Environmental LLC ("Si"); Odett Newman of Bob Leared Interests, Inc. ("Leared"); Chris Burke of Burke Engineering, LLC ("Burke"); Michael Murr of Murr, Incorporated ("Murr, Inc."); and Adisa Harrington and Maricela Guerrero of Allen Boone Humphries Robinson LLP ("ABHR").

Also attending via audioconference was Mary Jarmon of Myrtle Cruz, Inc. ("MCI").

CONSENT AGENDA

Director Coleman offered Board members the opportunity to remove items from the consent agenda for individual discussion. Following discussion, Director Moore moved to approve all items on the consent agenda, including the minutes from the January 15, 2026, regular meeting and the minutes from the January 28, 2026, joint special meeting. Director Cropper seconded the motion, which passed by unanimous vote. Copies of all documents approved as part of the consent agenda are attached, excluding the minutes from the previous meetings.

PUBLIC COMMENT

Director Coleman offered any members of the public attending the meeting the opportunity to make public comment. There being no public comments, Director Coleman moved to the next agenda item.

SAN JACINTO REGIONAL FLOOD PLANNING GROUP FLOOD MITIGATION  
EVALUATION FOR COLES CROSSING DETENTION POND

Mr. Burke updated the Board on the flood mitigation evaluation being prepared by the San Jacinto Regional Flood Planning Group, noting that Director Black of Harris County Municipal Utility District No. 364 recommended communicating with residents regarding the potential project. Mr. Burke stated that he will prepare a communication for Board consideration at a future meeting.

ADDITIONAL TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Newman updated the Board on 2025 tax collections.

The Board then reviewed the delinquent tax report prepared by Perdue, Brandon, Fielder, Collins & Mott, LLP, a copy of which is attached.

The Board considered adopting a Resolution Concerning Exemption from Taxation. Mr. Lentz presented and reviewed an analysis of exemption options, including a general residential homestead exemption and a homestead exemption for persons who are over 65 years of age and/or disabled. Ms. Harrington noted the District currently offers a \$20,000 exemption for individuals who are over the age of 65 and/or disabled and a 10% general homestead exemption.

Following review and discussion, Director Cronin moved to adopt a Resolution Concerning Exemption from Taxation reflecting that the Board grants a 15% general homestead exemption and a \$20,000 homestead exemption for persons who are over 65 years of age and/or disabled, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Crafton seconded the motion, which passed by unanimous vote.

Ms. Harrington discussed the "truth-in-taxation" property tax calculations and tax levy process for water districts and stated that Chapter 49 of the Texas Water Code establishes three main categories for water districts, based on a district's development status and/or tax rate. She reviewed the definitions for each of the three categories and said the Board must annually determine the District's category for that tax year and follow the associated notice and levy provisions in the Texas Water Code.

Discussion ensued regarding the District's development status. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a Developed District for the 2026 tax year.

Following review and discussion, Director Moore moved to adopt a Resolution Regarding Development Status for 2026 Tax Year establishing the District as a Developed District for the 2026 tax year, pursuant to Section 49.23602, Texas Water Code, and direct

that the Resolution be filed appropriately and retained in the District's official records. Director Cropper seconded the motion, which passed by unanimous vote.

#### COLES CROSSING STORMWATER DETENTION AND WATER QUALITY IMPROVEMENT PROJECT (THE "DETENTION BASIN PROJECT")

Mr. Burke updated the Board on the Detention Basin Project's 30% design phase, noting HVJ Associates, Inc. ("HVJ") completed the environmental study and determined that the pilot channel may require a U.S. Army Corps of Engineers ("USACE") jurisdictional determination. He reviewed a proposed letter requesting a meeting with USACE. Mr. Burke then requested Board approval of a proposal from HVJ in the amount of \$7,267.00 for an environmental study to determine whether the pilot channel contains threatened or endangered species. Following review and discussion, Director Crafton moved to (1) approve the letter to USACE; and (2) based on the engineer's recommendation, approve the HVJ proposal in the amount of \$7,267.00. Director Moore seconded the motion, which passed by unanimous vote.

Ms. Elmore updated the Board on the status of the environmental documentation submitted to the Environmental Protection Agency for the Detention Basin Project, noting that the District is currently ahead of the anticipated timeline.

Discussion ensued regarding potential grant options. No Board action was taken.

#### ADDITIONAL BOOKKEEPING MATTERS

The Board discussed the Association of Water Board Directors ("AWBD") winter conference. Ms. Jarmon requested the Board's approval of additional check no. 2305 in the amount of \$1,336.45 to Director Cropper for reimbursement of AWBD expenses, additional check no. 2306 in the amount of \$1,056.72 to Director Moore for reimbursement of AWBD expenses, additional check no. 2307 in the amount of \$1,524.32 to Director Cronin for reimbursement of AWBD expenses, additional check no. 2308 in the amount of \$872.93 to Director Crafton for reimbursement of AWBD expenses, and additional check no. 2309 in the amount of \$1,479.38 to Director Coleman for reimbursement of AWBD expenses (collectively, the "Additional Checks"). The Board then considered authorizing attendance at the summer conference. Following discussion, Director Moore moved to (1) approve reimbursement of all eligible expenses for Directors who attended the AWBD winter conference, which the bookkeeper confirmed were submitted in accordance with the District's Travel Reimbursement Guidelines, including the Additional Checks; and (2) authorize attendance of any interested Directors at the summer conference. Director Crafton seconded the motion, which passed by unanimous vote.

## ADDITIONAL OPERATING MATTERS

Mr. Mayfield updated the Board regarding District operating matters.

Mr. Mayfield reviewed the monthly customer call log, a copy of which is attached to the operator's report.

The Board discussed the status of the District's application to the Association of Water Board Directors ("AWBD") to be a Water Smart Partner. Following discussion, Director Cropper moved to authorize Si to submit the District's Water Smart Application for the AWBD Water Smart Program, as discussed. Director Crafton seconded the motion, which passed by unanimous vote.

Ms. Harrington presented a sample EVO comprehensive report and ten year general operating fund forecast, along with a sample EVO rate study. Discussion ensued. Following discussion, the Board requested that Municipal Information Services present a proposal for Board consideration at the next regular meeting.

## HEARING ON TERMINATION OF WATER SERVICE TO DELINQUENT CUSTOMERS AND AUTHORIZE TERMINATION OF SERVICE

The Board then conducted a hearing on the termination of utility service to delinquent accounts. Mr. Mayfield reported that the persons on the termination list provided to the Board were mailed written notice prior to this meeting in accordance with the Rate Order, notifying them of the opportunity to appear before the Board of Directors to explain, contest, or correct the utility service bill and to show reason why utility service should not be terminated for reason of nonpayment. Following review and discussion, Director Cropper moved to authorize termination of delinquent accounts in accordance with the District's Rate Order and direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director Crafton seconded the motion, which passed by unanimous vote.

## REPORT FROM PARKS COMMITTEE

There was no discussion on this agenda item.

## RECREATIONAL AND LANDSCAPE FACILITIES

Mr. Murr updated the Board regarding maintenance of District property. He then discussed a notice received from the Texas Department of Licensing and Registration for a sidewalk that was never built, noting that no Board action is needed.

Mr. Murr and Director Cronin updated the Board regarding the joint Coles Crossing Recreational Trail Signage Project.

## ENGINEERING MATTERS

Mr. Burke presented and reviewed the engineer's report, a copy of which is attached.

Mr. Burke updated the Board regarding the Joint Water Plant Exterior Coating project, noting that CFG Industries is working on punchlist items.

Mr. Burke updated the Board regarding the upcoming construction of water transmission lines for Projects 37D and 37E, to be undertaken by the North Harris County Regional Water Authority (the "NHCRWA").

Mr. Burke updated the Board regarding the upcoming construction of surface water conversion lines for Project 37J, to be undertaken by the NHCRWA.

Mr. Burke updated the Board regarding the installation of smart meters and reviewed and recommended approval of Pay Estimate No. 5 and Final in the amount of \$114,848.20, payable to Accurate Meter & Supply. Mr. Burke also presented a Certificate of Completion and Acceptance and recommended the Board accept the project.

Mr. Burke updated the Board regarding the drainage improvements project on Twisting Ivy Lane in the Park at Arbordale.

Mr. Burke presented and reviewed a revised list of projects to be included in the joint letter to Harris County Flood Control District ("HCFCD") and Precinct 3 requesting that they partner with the Districts and contribute toward the cost of the projects.

Following review and discussion, and based on the engineer's recommendation, Director Cropper moved to (1) approve the engineer's report; (2) approve Pay Estimate No. 5 and Final in the amount of \$114,848.20, for the smart meters installation, and to accept the facilities; and (3) approve the revised list of projects to be included in the joint letter to HCFCD and Precinct 3. Director Moore seconded the motion, which passed by unanimous vote.

## RIGHT-OF-ENTRY AND DRAINAGE MAINTENANCE AGREEMENT WITH AFFECTED RESIDENTS IN THE PARK AT ARBORDALE

The Board discussed a Right-of-Entry and Drainage Maintenance Agreement with affected residents in the Park at Arbordale. Following review and discussion, Director Cropper moved to authorize ABHR to prepare the Agreement. Director Moore seconded the motion, which passed by unanimous vote.

MAINTENANCE AND REPAIRS TO DISTRICT AND JOINT DRAINAGE AND DETENTION FACILITIES

The Board reviewed the monthly storm water management program report prepared by Stormwater Solutions, a copy of which is attached.

COMMUNICATION MATTERS, INCLUDING REPORT FROM COMMUNICATIONS COMMITTEE AND UPDATES TO DISTRICT WEBSITE

The Board discussed communication matters, and concurred to post notice on the District website of the 2026 tax exemptions adopted by the Board.

ATTORNEY'S REPORT

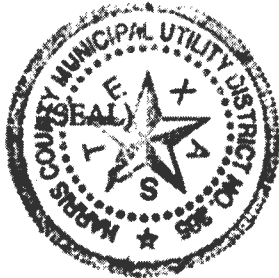
There was no discussion on this agenda item.

MEETING SCHEDULE

The Board concurred to hold the March special meeting on March 2, 2026, at 5:00 p.m., at the Coles Crossing Community Center, and the March regular meeting on March 24, 2026, at 12:00 p.m., at the offices of ABHR.

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

  
Secretary, Board of Directors



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