

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 155

Minutes of Meeting of Board of Directors

February 16, 2026

The Board of Directors (“Board”) of Harris County Municipal Utility District No. 155 (“District”) met on Monday, February 16, 2026, at Workspace Suites at 16517 Longenbaugh Drive, Houston, Texas, in accordance with the duly posted notice of the meeting, with a quorum of directors present, as follows:

Margaret K. Dawson, President
Jim Denmon, Vice President
Clint Wilhelm, Secretary
Barbara Scott, Director
Corey Manahan, Director

and the following absent:

None.

Also present were Ms. Debbie Arellano, tax assessor-collector; Mr. John Taylor and Mr. Marcus Rivera of Municipal Operations & Consulting; Mr. Jorge Diaz of McLennan & Associates, LP; Mr. John Gerdes of Texas Land Engineers, Inc.; Mr. Joseph Smith of Michael’s Maintenance Service; and Ms. Melissa J. Parks, attorney for the District.

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

1. The Board considered the following items from the Consent Agenda:

Minutes of the meeting held January 19, 2026, which the Board unanimously approved as presented;

Tax assessor-collector’s report, copy attached, including invoices and a list of delinquent accounts. Through January 31, 2026, the District’s 2025 taxes were 93.792% collected; and

Bookkeeper’s report, a copy of which is attached, as well as invoices, a schedule of investments, and investment and budget comparison reports.

After discussion, upon motion by Director Scott, seconded by Director Wilhelm and unanimously carried, the Board approved the items on the Consent Agenda, including checks as reflected on the tax assessor’s and bookkeeper’s reports.

2. The Board opened the meeting for public comments. None were offered.

3. The Board discussed additional tax matters and considered the attached Order levying an additional penalty on delinquent taxes. This Order would impose a 20% penalty on delinquent taxes in accordance with provisions of the Texas Tax Code. The penalty is imposed on and collected from delinquent taxpayers to defray the District’s costs of collection. The Order

confirms engagement of delinquent tax collection attorneys and authorizes levy of an additional 20% penalty on 2025 taxes remaining outstanding as of April 1, 2026 (personal property) and July 1, 2026 (real property). Upon unanimous vote, the Board adopted the Order as presented.

4. Marcus Rivera presented an operations report, copy attached, reflecting 826 connections, including eight vacancies. The regional sewage treatment plant operated at 35% of permitted capacity during the month and without excursions. Water accountability was 97%, and when limited to within the District, it was 94%.

Mr. Rivera submitted a list of 17 open delinquent accounts eligible for termination of utility service for nonpayment. The operators had received no appeals from any customers, and no customers were present at the Board meeting to contest their bills. After discussion, the Board unanimously acknowledged that pursuant to provisions of the District's Rate Order, the operator will proceed with termination of utility service to accounts remaining delinquent as of the cutoff date.

Mr. Rivera reported the operators have scheduled installation of four taps for the Wheatstone Village HOA Inc. The District will provide the taps in exchange for an easement from the HOA needed for District installation of a fence and gate, and modification of the driveway, at the Longenbaugh lift station. To that end, the operators requested a legal description of the lift station site, which Mr. Gerdes and Ms. Parks indicated they would provide. After further discussion of operating matters, upon motion by Director Wilhelm, seconded by Director Scott and unanimously carried, the Board approved the operator's report as presented.

5. Ms. Parks reported that the Board is required to review the District's Identity Theft Prevention/Red Flag Program on an annual basis. Mr. Taylor provided a letter confirming that Municipal Operations & Consulting Inc. implements this program on behalf of the District and that no red flag incidents had occurred in 2025. Neither the operators nor the attorney recommended any changes to the program. Accordingly, upon unanimous vote, the Board adopted the attached Resolution Affirming Identity Theft Prevention Program.

John Gerdes presented an engineer's report, copy attached, and reported on preparation of exhibits for reservation of an easement by Harris County MUD No. 172 from the 3.9-acre tract that No. 172 will convey to the District, and for an easement from the HOA for District installation of a fence, gate, and modified driveway at the Longenbaugh lift station. Mr. Gerdes next discussed repair of pitting in a relatively new sidewalk constructed by the District. JAK has not yet provided a proposal, and Mr. Gerdes will continue to request one and also ask the contractor to quote reinstallation of the type-3 barricades previously damaged in connection with other District sidewalk projects. Regarding installation of streetlights along the YMCA side of Queenston Boulevard, Mr. Gerdes reported that his office still seeks information from CenterPoint and verification of the type of light fixtures.

Mr. Gerdes has reviewed the elevation of an overflow structure on Duncansby near the back of the Copperstone subdivision and determined it appears that only dirt work will be needed to address issues with flow in the area. He will obtain a cost estimate for this work.

Mr. Gerdes reported on damage by a contractor of Christ Covenant Church to a six-inch private sanitary sewer main. The contractor's engineer communicated with Mr. Gerdes and saw that the repair was properly made. The repair involved use of a conflict box with manhole access. The Board requested that the District's operators add this manhole to the annual survey

list. Mr. Gerdes then briefly addressed a proposed community center and suggested a separate Board meeting for further consideration. Finally, the Board asked the engineer to check the condition of the fence at the District's plant located near the church, as a supporting pole has been removed. After further discussion of engineering matters, upon motion by Director Wilhelm, seconded by Director Denmon and unanimously carried, the Board approved the engineer's written report as presented.

6. Ms. Parks presented a draft agreement which would extend by one year the May 15, 1986 Contract for Financing, Construction, and Operation of Regional Waste Treatment Facilities. She reviewed the document with the Board and requested its approval subject to further review and comment. After discussion, the Board agreed to a one-year extension and would notify Ms. Parks if any changes were required to the document before she forwards it to the other participant districts.

7. Joseph Smith presented and reviewed a monthly landscape report, copy attached. Basic services have been completed and regular maintenance is on schedule. Mr. Smith's crews are working on killing ants in several areas. The Board discussed the condition of District park signs and noted that they are missing caps. Mr. Smith agreed to look into this matter and address it. The Board asked the operators to replace the sign identifying the District with a taller sign. The Board then discussed possible installation of a speed indicator, but after further consideration, agreed this was a matter for the HOA to address, as it contracts with Harris County for patrol by sheriff's deputies.

8. The Board discussed pending business. Ms. Parks reported that the attorneys for Harris County MUD No. 163 had returned the Third Amendment of the Emergency Water Interconnect Agreement after approval and execution by the No. 163 board. Regarding other pending items, the proposed Hike & Bike Trail Agreement with Harris County remains under director review, and Ms. Parks continues to pursue payment for repair of damages caused to District facilities by the contractor or subcontractor for the Wheatstone Village POA. Ms. Parks then reported that the HOA management company had contacted her about the taps to be made as reported earlier by Mr. Rivera in connection with granting an easement requested by the District. She informed the representative that the District's engineer is preparing an exhibit of the easement area, and once received, Ms. Parks will forward a proposed document granting the easement for HOA review and approval. Finally, there were no matters to discuss related to the West Harris County Regional Water Authority, and no items mentioned by the Board for placement on the next meeting agenda.

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

Secretary