

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 147

February 11, 2026

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 147 (the "District") met in regular session, open to the public, on the 11th day of February, 2026, at 777 North Eldridge Parkway, Suite 500, Houston, Texas 77079 outside the boundaries of the District, and the roll was called of the members of the Board:

David E. Bugyi	President
Kay L. Pugh	Vice President
Michelle Miller	Secretary
Lynea Gallagher	Assistant Secretary
Kirt Rimpela	Assistant Vice President/Treasurer

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

Also attending the meeting were Jolie Craft of Vogler & Spencer Engineering, Inc. ("V&S"); Patty Rodriguez of Bob Leared Interests, Inc.; Jennifer Gruver of District Data Services, Inc.; Randy Davila of Inframark Water & Infrastructure Services ("Inframark"); and Hannah Brook and Kerri Houck of Allen Boone Humphries Robinson LLP ("ABHR").

COMMENTS FROM THE PUBLIC

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

MINUTES

The Board considered approving the minutes of the January 14, 2026, regular meeting and the minutes of the January 12, 2026, special meeting. After review and discussion, Director Gallagher moved to approve the minutes, as presented. Director Rimpela seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Gruver reviewed the bookkeeper's report, including the District's investments, a budget comparison, and a list of checks presented for approval, a copy of which is attached.

The Board discussed the Association of Water Board Directors (“AWBD”) winter conference. Ms. Gruver noted the expenses were submitted in accordance with the District’s travel guidelines.

The Board conducted its annual review of the District’s Investment Policy, and Ms. Brook stated that neither ABHR nor the bookkeeper have any recommended changes.

Ms. Brook reviewed a Resolution Establishing Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions. She stated the District’s bookkeeper has provided an updated list of qualified broker/dealers with whom the District may engage in investment transactions as an exhibit to the Resolution.

Following review and discussion, Director Gallagher moved to (1) approve the bookkeeper’s report and authorize payment of the District’s bills; (2) approve reimbursement of eligible expenses for the winter conference and to authorize all interested directors to attend the AWBD summer conference; (3) adopt a Resolution Regarding Annual Review of Investment Policy; and (4) adopt a Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions; and Director Pugh seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Rodriguez reviewed the tax assessor/collector’s report, including the list of top delinquent taxpayers, a copy of which is attached. After review and discussion, Director Gallagher moved to approve the tax assessor/collector’s report and payment of the tax bills. Director Rimpela seconded the motion, which passed unanimously.

RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

The Board discussed the District’s tax rate exemptions, and the Board considered adopting a Resolution Concerning Exemption from Taxation (the “Resolution”). Ms. Brook stated the District currently offers a \$10,000 exemption for individuals who are disabled or 65 years of age or older. After review and discussion, the Board requested that the financial advisor attend the next meeting, and took no action regarding this item.

ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2026 TAX YEAR

Ms. Brook 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 Gallagher 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 Rimpela seconded the motion, which passed unanimously.

REPORT ON LIST OF COMMERCIAL BUSINESSES WITHIN THE DISTRICT

Ms. Rodriguez provided an update on this item.

OPERATION OF DISTRICT FACILITIES; HEARING ON TERMINATION OF WATER AND SEWER SERVICE

The Board discussed work performed by Inframark throughout the District.

Mr. Davila reviewed the operator's report, a copy of which is attached, including the status of District maintenance and repair items.

The Board discussed the Rate Order and considered increasing the sewer rate effective beginning with the next billing cycle. Following review and discussion, Director Rimpela moved to amend the Rate Order and increase the sewer rate from \$21.00 to \$24.00 per month. Director Gallagher seconded the motion, which passed unanimously.

The Board discussed high utility users for the month. The Board then considered terminating utility service to customers with delinquent accounts. Mr. Davila reviewed a list of delinquent customers and noted the customers appearing on the termination list were given proper notice and an opportunity to explain, contest, or correct the utility service bills and show reason why utility service should not be terminated for reason of nonpayment, all as required by the District's Rate Order.

Following review and discussion, Director Gallagher moved to (1) approve the operator's report; and (2) authorize termination of service to the delinquent accounts presented if payment is not received prior to scheduled termination since none of the residents on the termination list were either present at the meeting or presented any

statement on the matter, in accordance with procedures set forth in the District's Rate Order. Director Rimpela seconded the motion, which passed unanimously.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY MATTERS

There was no discussion on this item.

ENGINEER'S REPORT

The Board reviewed the engineer's report, a copy of which is attached.

Ms. Craft updated the Board on the status of Chelford City Regional Wastewater Treatment Plant operations and maintenance.

Ms. Craft updated the Board on the Phase 6 sanitary sewer rehabilitation, as detailed in the report.

Ms. Craft stated the next water well testing is scheduled for February 2026.

Ms. Craft stated that the GIS system will be updated monthly.

Ms. Craft updated the Board on the Capital Improvements Plan.

Ms. Craft reported that a request was sent to Harris County Precinct 4 to repair or replace a rusted outfall pipe adjacent to Reflection Park.

Ms. Craft discussed pavement that is settling on Vineyard Drive and stated that Harris County has begun replacing several areas of pavement on and near Vineyard Drive.

Ms. Craft stated that illegal dumping on the property beyond the Parkman Drive dead end was reported to Harris County Environmental Public Health.

Following review and discussion, Director Gallagher moved to approve the engineer's report. Director Rimpela seconded the motion, which passed unanimously, which passed unanimously.

MAINTENANCE OF PARK AND RECREATIONAL FACILITIES, INCLUDING REFLECTION PARK

Director Bugyi discussed Reflection Park matters with the Board.

ATTORNEY'S REPORT, INCLUDING ANNUAL REPORT REGARDING POST-ISSUANCE COMPLIANCE POLICY

There was no discussion on this item.

REPORTS FROM DIRECTORS AND DISTRICT CONSULTANTS REGARDING
CORRESPONDENCE AND/OR REPORTS RECEIVED DURING THE MONTH

There was no discussion on this item.

CONSULTANT REVIEW OF ATTORNEY

The Board conducted a review of the attorney.

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



Secretary, Board of Directors



ACTION LIST

1. ABHR will request that a representative from Masterson Advisors attend the March meeting.
2. Director Bugyi will obtain proposals for Reflection Park.

LIST OF ATTACHMENTS TO MINUTES

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