

WEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4

Minutes of Meeting of Board of Directors
February 23, 2026

The Board of Directors (“Board”) of West Harris County Municipal Utility District No. 4 (“District”) met on February 23, 2026 at 303 Bridge Crest Blvd., Houston, Harris County, Texas, in accordance with the duly posted notice of said meeting, with a quorum of Directors present as follows:

Mary Gomez, President
Hanna Affram, Vice President
Anthony Rodriguez, Secretary
Jack Patel, Assistant Secretary
Michael Cummings, Treasurer

and the following absent:

None.

Also present were Mr. Carlous Smith, the District’s operator; Ms. Michelle Guerrero, the District’s tax assessor-collector; Mr. Bob Ideus, the District’s bookkeeper; Mr. Sean Humble, the District’s engineer; and Ms. Jennifer B. Seipel, attorney for District.

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

1. The Board opened the floor for public comment.

2. The Board reviewed the minutes of the meeting held on January 26, 2026.

Upon motion duly made, seconded and unanimously carried, the Board approved the minutes as presented.

3. Ms. Guerrero presented the tax assessor-collector’s report, copy attached, which showed 89.9% collections for 2025 taxes as of the date of the report, with such collections having drastically increased in the last few weeks. Upon motion duly made, seconded and unanimously carried, the Board approved the tax assessor-collector’s report and the checks listed thereon as presented.

4. The Board then considered the attached Order Levying Additional Penalty for Delinquent Taxes. The Order levies a 20% penalty on 2025 delinquent taxes for personal property on April 1, 2026 and real property on July 1, 2026. The attorney noted that the penalty goes to pay the District's delinquent tax attorneys for their collection efforts. After review, upon motion made, seconded, and unanimously carried, the Board adopted the Order as presented.

5. Mr. Ideus presented the bookkeeper's report, copy attached. He noted that the District is in the fourth month of its September 30, 2025 fiscal year. Upon motion made, seconded, and duly carried, the Board approved the bookkeeper's report as presented.

6. The Board tabled consideration of their annual audit.

7. Having not received or approved the audit, the Board tabled matters related to compliance with the Tax Code as well as the Resolution Affirming Review of Investment Policy, Strategies, and Objectives.

8. Mr. Smith presented the operator's report, copy attached. He noted 567 connections in the District with 95% water accountability for the previous month. The District's wastewater treatment plant operated at 63% of its capacity. Mr. Smith reported on several routine repairs during the prior month. The operator then reviewed a list of delinquent accounts to the Board for termination of utility service. After discussion, upon motion duly made, seconded and unanimously carried, the Board approved the operator's report and action items thereon as presented.

9. Pursuant to Federal Trade Commission rules, the Board then conducted its annual review of the District's Identity Theft/Red Flag Policy. The operator confirmed that the existing policy was working well and recommended no changes. As such, the Board unanimously passed the attached Resolution Affirming the District's Identity Theft Prevention Program.

10. Mr. Humble presented the engineer's report, copy attached. He noted that he had no new information regarding the purchase of capacity in the Chelford City MUD plant; however, the attorney noted that she had a call last week with attorneys for the plant participants, and they are still working on getting approval from all partners with regard to the sale of capacity. The engineer also noted that the water tank inspections have been scheduled. Following that

discussion, upon motion made and seconded, the Board unanimously approved the engineer's report as presented and the action items thereon.


11. Ms. Seipel then discussed with the Board the requirements of Texas Local Government Code Chapter 203, Subchapter D (Senate Bill 625). The law requires districts to annually provide certain records and information concerning the District's finances and tax rates to the Texas Comptroller of Public Accounts. The comptroller has created a special information database on their website, where the information will be assembled, updated, and made available to the public free of charge. The required information is already publicly available in other places, but the law requires submission of the information to the comptroller. The information includes the name of the District, the names of the Board members, any employees, addresses, websites if applicable, names of certain consultants, the total amount of bonds authorized by District voters, the aggregate principal amount of bonds issued, the tax rate, and audited financial information. Upon unanimous vote, the Board authorized the attorney to prepare and file the required report by the April 1, 2026 deadline.

12. The Board considered their garbage contract and took no action with regard to the matter.

13. The Board then considered the Order Declaring Unopposed Candidates Elected and Cancelling Election. Upon motion made, seconded and unanimously carried, the Board approved the Order as presented.

14. The Board requested that an amendment to the bookkeeper's contract be placed on the next agenda.

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


Secretary