

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 569

Minutes of the Meeting of Board of Directors
April 13, 2026

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 569 (the "District") met in regular session, open to the public, on April 13, 2026, in accordance with the duly posted Notice of Public Meeting, and the roll was called of the duly constituted members of the Board, as follows:

Jason Schultz, President
Nicholas Luton, Vice President
Blakely Norris, Secretary
Julia Pecina, Assistant Secretary
Benjamin Boehm, Assistant Secretary

all of whom were present with the exception of Director Pecina, who entered later in the meeting as noted herein, and Director Luton, thus constituting a quorum.

Also present were: Blair Bozoarth of Quiddity Engineering, LLC ("Quiddity"); Jennifer Abad of Municipal Accounts & Consulting, L.P. ("MA&C"); Tiffany Wilkes of Kudela & Weinheimer ("K&W"); Shamar O'Bryant on behalf of Astro Sunterra, L.P. ("Astro Sunterra"); Mia Hargrove of Municipal District Services, LLC ("MDS"); Patty Rodriguez of BLICO, Inc., dba Bob Leared Interests ("BLICO"); Stephen Eustis of Cedar Creek Municipal Advisors, LLC ("Cedar Creek"); and Christina Cole and Kris Eddlemon of Schwartz, Page & Harding, L.L.P. ("SPH").

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

PUBLIC COMMENTS

There were no comments from members of the public at this time.

MINUTES

The Board considered the minutes of its meeting held on March 16, 2026. After discussion regarding the minutes previously forwarded for review, it was moved by Director Norris, seconded by Director Boehm and unanimously carried, that said minutes be approved, as written.

TAX ASSESSOR-COLLECTOR'S REPORT

Ms. Rodriguez presented to and reviewed with the Board a written Tax Assessor-Collector Report ("TAC Report") for the period ended March 31, 2026, including the disbursements presented therein for payment from the District's tax account, a copy of which TAC Report is attached hereto as **Exhibit A**. After discussion, on motion made by Director Norris, seconded by

Director Boehm and unanimously carried, the Board approved the TAC Report and authorized the payments listed therein.

Director Pecina entered the meeting at this time.

RESOLUTION AUTHORIZING AN ADDITIONAL PENALTY ON DELINQUENT REAL PROPERTY TAXES

The Board considered the adoption of a Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes. Ms. Cole advised that the Board is authorized, pursuant to Section 33.07 of the Texas Tax Code, as amended, to impose, under certain conditions on July 1, an additional penalty not to exceed twenty percent (20%) of the total taxes, penalty and interest due the District on taxes that remain delinquent as of July 1 of the year in which they became delinquent. She noted that the additional penalty to be imposed by this Resolution will not apply to delinquent personal property taxes which have incurred an additional penalty pursuant to that certain Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes, which was passed and approved by the District on January 12, 2026. After further discussion, it was moved by Director Norris, seconded by Director Boehm, and unanimously carried, that the Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes, which is attached hereto as **Exhibit B**, be adopted by the District, and that the District's delinquent tax collections attorneys be authorized to proceed with the collection of the District's 2025 delinquent real property tax accounts on July 1, 2026, subject to proper notice having been given as provided in said Resolution, including the filing of lawsuits as necessary.

OPERATOR'S REPORT

Ms. Hargrove presented to and reviewed with the Board the Operations Report dated April 13, 2026, a copy of which is attached hereto as **Exhibit C**. The Board considered review of the District's Identity Theft Prevention Program (the "Program"). In connection therewith, Ms. Hargrove presented MDS' annual report and advised the Board regarding the District's experience with identity theft during the prior year, current identity theft methods, the types of accounts maintained by the District and the District's business arrangements with other entities. She recommended that no changes be made to the District's Program. After discussion on the matter, the Board concurred that no changes were necessary to the District's Program at this time.

The Board considered the approval of a Consumer Confidence Report ("CCR") and authorizing the distribution of same to customers of the District. After discussion on the matter, Director Norris moved that (i) the CCR be approved by the Board, subject to the final review and approval of same by SPH, and (ii) MDS be authorized to distribute same to the District's consumers prior to the July 1, 2026, deadline. Director Boehm seconded said motion, which carried unanimously.

Ms. Hargrove next advised that there are two (2) delinquent account totaling \$502.19, which MDS has been unable to collect. She advised that MDS recommends these accounts be turned over to collections for further collection efforts. Following discussion, Director Norris moved that MDS be authorized to turn over the subject accounts to collections for further

collection efforts, as discussed and as reflected in the Operations Report. Director Boehm seconded said motion, which unanimously carried.

ENGINEERING REPORT

Mr. Bozarth presented to and reviewed with the Board an Engineering Report dated April 13, 2026, a copy of which is attached hereto as **Exhibit D**, relative to the status of various engineering and construction projects within the District. Following discussion, Director Norris moved that the Engineering Report and all actions noted therein be approved as recommended by Quiddity, including (i) ratification of acceptance by the District of a Water Meter Easement from Katy Independent School District, and (ii) acceptance of a Five-Foot Sanitary Sewer Easement within Sunterra Section 62. Director Boehm seconded the motion, which unanimously carried.

SILT SOLUTIONS, INC.

The Board next considered a report from Silt Solutions, Inc. ("SSI") in connection with storm water pollution and prevention services. Ms. Cole advised that SSI provided a report for the period March 17, 2026 through April 7, 2026, a copy of which is attached hereto as **Exhibit E**.

LANDSCAPE ARCHITECT REPORT(S)

Ms. Wilkes presented to and reviewed with the Board a monthly report prepared by K&W regarding the status of various recreational projects, a copy of which report is attached hereto as **Exhibit F**. Following discussion, Director Norris moved that K&W's report and all actions noted therein be approved as recommended by K&W. Director Boehm seconded the motion, which unanimously carried.

BOOKKEEPER'S REPORT

Ms. Abad presented to and reviewed with the Board the Bookkeeper's Report, dated April 13, 2026, attached hereto as **Exhibit G**, including the disbursements presented for payment, as prepared by MA&C. Ms. Abad also presented to and reviewed with the Board a Quarterly Investment Inventory Report for the investment period ended February 28, 2026, a copy of which report is included in the Bookkeeper's Report. After discussion, it was moved by Director Norris that (i) the Bookkeeper's Report be approved, and that the disbursements identified in the Bookkeeper's Report be authorized for payment, and (ii) the Quarterly Investment Report for the investment period ended February 28, 2026, be approved as presented, and the Investment Officers of the District be authorized to execute same on behalf of the Board and the District. Director Boehm seconded said motion, which unanimously carried.

TERMINATION OF MUNICIPAL ADVISORY SERVICES AGREEMENT (BAIRD); APPROVAL OF MUNICIPAL ADVISORY CONTRACT (CEDAR CREEK MUNICIPAL ADVISORS, LLC)

The Board next considered termination of the Municipal Advisory Services Agreement between the District and Robert W. Baird & Co. Incorporated ("Baird"), and approval of a Municipal Advisory Contract (the "Contract") between the District and Cedar Creek, a copy of

which is attached hereto as **Exhibit H**. Mr. Eustis addressed the Board at this time on behalf of Cedar Creek. Following discussion, it was moved by Director Norris, seconded by Director Boehm and unanimously carried, that the Board (i) terminate the District's Municipal Advisory Services Agreement between the District and Baird, (ii) approve the Municipal Advisory Contract between the District and Cedar Creek, subject to review of same by SPH, and (iii) authorize SPH to accept and acknowledge the associated Texas Ethics Commission 1295 Form.

DEVELOPER'S REPORT

Mr. O'Bryant discussed the status of development within the District.

SECURITY PATROL REPORT

Ms. Cole presented to and reviewed with the Board a Security Patrol Report prepared by On-Site Services, LLC for the month of March 2026, a copy of which is attached hereto as **Exhibit I**. The Board then considered (i) approval of a Cost Sharing Agreement for Law Enforcement Services ("Cost Sharing Agreement") by and among Harris-Waller Counties Municipal Utility District Nos. 4 and 5 and the District, a copy of which is attached hereto as **Exhibit J**, and (ii) authorization of termination of (a) the Security Consulting Services Agreement between the District and On-Site, and (b) the Letter Agreement between the District and Sunterra Property Owners Association, Inc. related to security services. Following discussion, Director Norris moved that the Board (i) approve the Cost Sharing Agreement and authorize the President to execute same on behalf of the Board and the District, and (ii) authorize termination of (a) the Security Consulting Services Agreement between the District and On-Site, and (b) Letter Agreement between the District and Sunterra Property Owners Association, Inc. related to security services, subject to SPH review and confirmation of patrol within the District by the Harris County Sheriff's Office. Director Boehm seconded the motion, w which unanimously carried.

ATTORNEY'S REPORT

The Board considered the attorney's report. In connection therewith, Ms. Cole advised that the District is in receipt of a Public Information Act request on behalf of Michael Baker International, related to GIS inventory data for the storm drainage system within the District. She reported that SPH has responded to the request on behalf of the District, and that no action is required by the Board at this time.

FUTURE AGENDA ITEMS

The Board next considered additional items for placement on future agendas. No specific agenda items, other than routine and ongoing matters, were requested.

ADJOURNMENT

There being no further business to come before the Board, on motion made by Director Norris, seconded by Director Boehm, and unanimously carried, the meeting was adjourned.




Secretary

LIST OF ATTACHMENTS

- EXHIBIT A Tax Assessor-Collector's Report
- EXHIBIT B Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes
- EXHIBIT C Operations Report
- EXHIBIT D Engineering Report
- EXHIBIT E Report provided by Silt Solutions, Inc.
- EXHIBIT F Landscape Architect Report
- EXHIBIT G Bookkeeper's Report
- EXHIBIT H Municipal Advisory Contract between the District and Cedar Creek Municipal Advisors, LLC
- EXHIBIT I Security Patrol Report
- EXHIBIT J Cost Sharing Agreement for Law Enforcement Services