

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 569

NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the above captioned District will hold a regular meeting at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas, 77056, said address being a meeting place of the District.

The meeting will be held on **Monday, May 11, 2026, at 1:00 p.m.**

The Board shall consider and discuss the following matters and take any action appropriate with respect to such matters:

1. Public Comments;
2. Review and approve minutes of the April 13, 2026, Board of Directors meeting;
3. Acceptance of Qualification Statements, Bonds, Oaths of Office, Affidavits of Current Director, and Elections Not to Disclose Certain Information for Directors Schultz and Boehm;
4. Election of officers of Board of Directors;
5. Approval of District Registration Form relative to election of Directors;
6. Authorize preparation and maintenance of a local government officers list in connection with conflict of interest disclosure requirements;
7. Engagement of auditor to audit the District's financial statements and prepare the District's audit report for fiscal year ending May 31, 2026, and authorize acceptance of related Texas Ethics Commission ("TEC") Form 1295;
8. Tax Assessor-Collector Report;
9. Operator's Report, including:
 - a. Authorize the repair and maintenance of District facilities;
 - b. Appeal of District charges and customer complaints, and status of collections of the District's delinquent water and sewer accounts; refer accounts for collections and approve write-off of uncollectible accounts;
 - c. Compliance with permit and regulatory requirements, including discussion of any violations of same and review of notices of violation, self-reporting of any violations as required, responses to notices and remedial action taken, self-reporting forms as required, and correspondence to and from regulatory agencies regarding same; and
 - d. Ratify prior approval of the Consumer Confidence Report and authorizing the distribution of same to District customers;

10. Engineering Report, including:
 - a. Authorizing the design, advertisement for bids and/or award of construction contracts or concurrence in the award of contracts for the construction of water, sanitary sewer, drainage and/or paving facilities within the District, and authorize acceptance of TEC Form 1295;
 - b. Status of construction contracts, including the approval of any pay estimates and/or change orders, and authorize acceptance of TEC Form 1295;
 - c. Acceptance of sites and/or easement conveyances for facilities constructed or to be constructed for the District and acceptance of facilities for operation and maintenance purposes;
 - d. Review and approval of Stormwater Quality Management Plans related to construction contracts;
 - e. Status of acceptance by Harris County of streets for maintenance; authorize any action required in connection therewith; and
 - f. Status of feasibility study in connection with request from Read King for annexation of 13 acre tract of land southeast of Pitts Road and Beckendorff Road; receive and act upon Petition for Addition of Land to the District; approval and execution of Petition for Consent to Include Additional Land in the District and authorize submission of same to the City of Houston;
11. Silt Solutions, Inc.'s Report; authorize any action in connection therewith, including review of builder stormwater controls and issuance of fines and penalties for non-compliance;
12. Landscape Architect Reports, including:
 - a. Authorizing or ratifying the design, advertisement for bids and/or award of construction contracts or concurrence in the award of contracts of facilities within the District, and authorize acceptance of TEC Form 1295;
 - b. Status of construction contracts, including the approval of any pay estimates and/or change orders and authorize acceptance of TEC Form 1295, including:
 - (i) Sunterra Phase 5 – Hardscape, Landscape, and Irrigation Improvements (Sunterra Sections 37-39 & 41) (Earth First Landscapes);
 - (ii) Sunterra Phase 6 – Landscape Improvements (Sunterra Sections 42 and 43) – Softscape (Stricksapes);
 - (iii) Sunterra Phase 6 – Landscape Improvements (Sunterra Sections 42 and 43) – Hardscape (A Group Construction);
 - (iv) Sunterra Phase 6 – Landscape Improvements (Sunterra Sections 35, 36, and 44) – Hardscape (DL Meachum);
 - (v) Sunterra Phase 6 – Landscape Improvements (Sunterra Sections 35, 36, and 44) – Softscape (Stricksapes);
 - (vi) Sunterra Phase 7 – Landscape Improvements (Sunterra Sections 57-59 and 62) – Hardscape (WCI Services, Inc.);
 - (vii) Sunterra Phase 7 – Landscape Improvements (Sunterra Sections 57-59 and 62) – Softscape and Hardscape (Earth First Landscapes);
 - (viii) Sunterra, Phase 7 – Off-Site Landscape Improvements - Softscape (Earth First Landscapes);

- (ix) Sunterra Phase 7 – Landscape Improvements (Sunterra Sections 59, 60, and 61) – Hardscape (Earth First Landscapes); and
 - (x) Sunterra Phase 7 – Landscape Improvements (Sunterra Sections 63 and 64) – Hardscape and Softscape (WCI Services, Inc.);
 - c. Acceptance of sites and/or easement conveyances for facilities constructed or to be constructed for the District and acceptance of facilities for operation and maintenance purposes;
13. Bookkeeper's Report and authorizing the payment of invoices presented;
 14. Adoption of operating budget for fiscal year ending May 31, 2027 pursuant to Exhibits A and B attached hereto;
 15. Approval of Unclaimed Property Report(s) as of March 1, 2026 and authorize bookkeeper and tax assessor-collector to file Report(s) with State Comptroller prior to July 1, 2026;
 16. Developer's Report;
 17. Discuss changes to cybersecurity and artificial intelligence training requirements applicable to directors of the district;
 18. Security Patrol Report, including discussion regarding security patrol services; status of Cost Sharing Agreement for Law Enforcement Services between Harris-Waller Counties Municipal Utility District Nos. 4 and 5 and the District; discussion regarding (i) Security Consulting Services Agreement between District and On-Site Protection LLC, and (ii) Letter Agreement between District and Sunterra Property Owners Association, Inc.;
 19. Attorney's report; and
 20. Matters for possible placement on future agendas.

SCHWARTZ, PAGE & HARDING, L.L.P.

By: Christina Cole
 Christina Cole
 Attorneys for the District



Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (713) 623-4531 at least three business days prior to the meeting so that appropriate arrangements can be made.

Exhibit A

Proposed Budget

Harris County MUD No. 569 - Fiscal Year Ending May 31, 2027

	Nine Months Actuals 06/2025-2/2026	Twelve Months Annualized FYE 05/2026	Adopted 2026 Budget	Proposed 2027 Budget
Revenues				
14101 · Water - Customer Service Revenue	\$1,217,334	\$1,602,334	\$987,900	\$1,745,700
14108 · Transfer Fees	24,830	33,107	23,000	\$15,000
14201 · Wastewater-Customer Service Rev	681,029	976,029	755,300	\$1,063,300
14203 · Wastewater Inspection Fees	0	0	154,800	\$0
14301 · Maintenance Tax Collections	1,158,168	1,158,168	1,000,000	\$1,996,000
14501 · Tap Connection Revenue	599,181	786,681	823,200	\$575,000
14502 · Inspection Fees	96,225	111,225	144,000	\$85,000
14702 · Penalties & Interest	58,284	77,712	53,500	84,700
14801 · Interest Earned on Checking	526	701	1,600	700
14802 · Interest Earned on Temp. Invest	69,098	92,131	87,300	99,200
15802 · Sunterra POA Contribution	45,000	60,000	60,000	60,000
Total Revenues	\$3,949,676	\$4,898,088	\$4,090,600	\$5,724,600
Expenditures				
16102 - Operations - Water	\$26,412	35,712	\$30,000	\$38,900
16104 · Purchase Water / JWP	802,240	1,102,240	909,900	1,078,600
16105 · Maintenance & Repairs - Water	219,639	279,639	160,100	307,600
16107 · Chemicals - Water	370	493	400	500
16108 · Laboratory Expense - Water	1,702	2,269	1,800	2,500
16111 · Reconnection Expense	6,031	8,041	2,300	8,800
16112 · Disconnection Expense	41,271	55,028	22,100	60,500
16113 · Transfer Expense	39,895	53,193	40,000	15,000
16116 · Permit Expense - Water	471	471	500	500
16117 · TCEQ Regulatory Expense - Water	3,110	6,446	4,400	7,000
16202 · Operations - Wastewater	17,398	20,398	22,500	22,200
16203 · Wastewater Inspection Expense	15,732	18,878	48,200	20,800
16204 · Purchase Wastewater Service	802,240	1,024,240	909,900	1,078,600
16205 · Maintenance and Repairs - Wastewater	74,009	88,811	52,900	125,000
16207 · Chemicals - Wastewater	370	370	400	400
16217 · TCEQ Regulatory Expense - Wastewater	3,110	6,446	4,400	7,000
16301 · Garbage Expense	240,804	269,304	175,100	293,400
16401 · SWQ Management	49,670	59,604	28,600	65,600
16403 · Detention Pond Maintenance	176,080	234,773	196,000	325,000
16501 · Tap Connection Expense	291,177	291,177	324,000	280,000
16502 · Inspection Expense	93,417	93,417	96,000	80,000
16703 · Legal Fees	61,788	74,146	100,000	100,000
16705 · Auditing Fees	21,000	21,000	19,000	22,500
16706 · Engineering Fees	58,439	70,127	50,000	70,000
16709 · Election Expense	2,738	2,738	10,000	0
16712 · Bookkeeping Fees	45,906	60,906	60,000	67,000
16713 · Legal Notices & Other Publ.	1,201	1,441	1,300	1,500
16714 · Printing & Office Supplies	9,549	11,459	13,800	12,600
16715 · Filing Fees	0	0	1,000	0
16716 · Delivery Expense	958	1,437	600	1,600
16717 · Postage	8,952	10,742	11,300	11,800
16718 · Insurance & Surety Bond	2,302	3,302	3,500	3,600
16721 · Meeting Expense	2,954	3,854	4,300	4,300
16722 · Bank Service Charges	1,900	1,920	300	2,000
16723 · Travel Expense	1,042	1,250	900	1,300
16724 · Publication Expense (SB 622)	0	0	0	300
16728 · Record Storage Fees	288	346	600	500
16801 · Security Expense	54,112	65,112	60,000	131,500
17101 · Payroll Expenses	7,072	9,282	13,300	13,300
17102 · Payroll Administration	400	500	600	600
17103 · Payroll Tax Expense	541	711	1,000	1,000
17802 · Miscellaneous Expense	0	0	3,000	3,000
Total Expenditures	\$3,186,290	\$3,991,224	\$3,384,000	\$4,266,300
Other Revenues				
15902 · Transfer from Capital Projects	65,493	65,493	\$62,600	\$0
Total Other Revenues	\$65,493	\$65,493	\$62,600	\$0
Net Excess Revenues <Expenditures>	\$828,879	\$972,357	\$769,200	\$1,458,300

Those appendix items required by Texas Water Code Section 49.057(b) are filed in the District's official records and are available upon request. Any person wishing to obtain a copy of such documents may submit a request under the Texas Public Information Act to the following address: Harris County M.U.D. 569 c/o Schwartz, Page & Harding, L.L.P., 1300 Post Oak Blvd., Suite 2400, Houston, TX. 77056, (713) 623-4531.

Exhibit B
Taxpayer Impact Statement

	Current Budget Fiscal Year Ending** <i>May 2026</i>	Proposed Budget Fiscal Year Ending** <i>May 2027</i>	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$2,553.60	\$1,259.07	\$2,553.60

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to \$0.72 per \$100 of assessed value. Average homestead values are determined by the county appraisal district. All estimates above were prepared utilizing the average resident homestead value as of the time that the District's most recent Truth in Taxation worksheet was prepared in accordance with the Texas Water Code.

**Average tax bill estimates for the current and proposed budgets reflect those taxes necessary to fund the operation and maintenance tax revenues stated in the applicable budget.

***This column estimates the operations and maintenance taxes to be paid on the average homestead if the proposed budget generates the same amount of operations and maintenance tax revenues as the current budget.