

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 165

April 2, 2026

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 165 (the "District") met in regular session, open to the public, on the 2nd day of April, 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Alan Bentson	President
David Molina	Vice President
Wayne Green	Secretary
Scott Nilsson	Assistant Secretary
Scott Barr	Assistant Vice President

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

Also attending the meeting were Deputy Irving Gonzalez of Harris County Constable's Office Precinct 5 ("Precinct 5"); Shontelle Redeaux of Signature Association Management; David Keel of DAC Services, Inc. ("DAC"); Patty Rodriguez of Bob Leared Interests, Inc. ("BLI"); Blake Dalton of Taylor Morrison of Texas, Inc. ("Taylor Morrison"); Chris Hoffman, Donnice Hoffman, and Wes Alvey of H2O Consulting, Inc. ("H2O"); Drew Anderson and David Beyer of Storm Water Solutions, LLC ("SWS"); Robert Oliver of SWA Group ("SWA"); Josh Wailes of Guideline Management Services ("Guideline"); Justin Jenkins and Altagracia (Grace) Serrano Mieses of McCall Gibson Swedlund Barfoot Ellis PLL ("McCall"); Kevin Berry of EEPB Company; and Jessica Holoubek and Jane Miller of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENT

Director Bentson offered any members of the public attending the meeting the opportunity to make a public comment.

Ms. Redeaux commented regarding security issues in Yaupon Ranch and thanked the Board for replacing the benches in Yaupon Ranch park.

There being no members of the public requesting to make public comments, the Board moved to the next agenda item.

SECURITY

Deputy Gonzalez reported regarding security in the District and answered questions regarding security issues in Yaupon Ranch.

MINUTES

The Board considered approving the minutes of March 5, 2026, regular meeting minutes. Following review and discussion, Director Molina moved to approve the minutes. Director Barr seconded the motion, which passed unanimously.

GARBAGE/RECYCLING COLLECTION

There was no discussion for this agenda item.

FINANCIAL AND BOOKKEEPING MATTERS

Mr. Berry reviewed the bookkeeper's report and a budget to actual comparison of revenues and expenses and variances and the reconciliation of budget comparisons from previous bond anticipation notes and bond issues. Copies of the bookkeeper's report, investment report, and a list of bills presented for payment are attached.

Following review and discussion, Director Molina moved to accept the bookkeeper's report and payment of the bills. Director Barr seconded the motion, which passed unanimously.

DEVELOPER REIMBURSEMENT REPORT AND AUTHORIZE DISBURSEMENT OF FUNDS

Mr. Jenkins reviewed a reimbursement report for the District's Series 2026 Unlimited Tax Bonds. Following review and discussion, Director Molina moved to approve the report and authorize distribution of bond funds. Director Barr seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS AND DELINQUENT TAX COLLECTION

Ms. Rodriguez discussed the tax assessor/collector's report and delinquent tax report, copies of which are attached, reviewed the checks presented for payment from the tax account, reported taxable values for the District and defined areas within the boundaries of the District, reported regarding taxes collected to date and delinquent taxes from previous tax years and reviewed a list of uncollectable accounts recommended for write off.

Following discussion and review of the information provided by the District tax assessor collector, Director Molina moved to (1) accept the tax assessor/collector's report and authorize payment of the bills; and (2) authorize the tax assessor collector to write off certain accounts as uncollectable. Director Barr seconded the motion, which passed unanimously.

RESOLUTIONS TO THE HARRIS CENTRAL APPRAISAL DISTRICT REQUESTING APPRAISALS OF PROPERTIES AND CERTIFICATES OF ESTIMATED VALUES FOR DEFINED AREAS NOS. 1, 2 AND 3

Ms. Holoubek reviewed resolutions to the Harris Central Appraisal District requesting appraisals of properties and certificates of values for Defined Areas Nos. 1, 2 and 3. Following review and discussion, Director Molina moved to approve these resolutions. Director Barr seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES

Mr. Alvey reported that 23 new residential taps and 1 commercial tap were installed during the month of March 2026.

Mr. Alvey reviewed quotes for sludge hauling services, and the Board directed H2O to accept the proposal of Hydro Clear Services.

Mr. Alvey next reviewed customer appeals.

Ms. Hoffman next presented a list of delinquent customers and reported the residents on the termination list were delinquent in payment of their water and sewer bills or taxes and were given written notification, in accordance with the District's Rate Order, prior to the meeting of the opportunity to appear before the Board to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment.

Following review and discussion, Director Molina moved to (1) approve the District operator's report; (2) approve the customer appeals, as presented, in accordance with the District's Rate Order and policies; and (3) authorize termination of delinquent accounts in accordance with the District's Rate Order, and direct that the delinquent customer list be filed appropriately and retained in the District's official records.. Director Barr seconded the motion, which passed unanimously.

ANNUAL REVIEW AND RECEIVE REPORT FROM OPERATOR ON IDENTITY THEFT PREVENTION PROGRAM AND ADOPT IDENTITY THEFT PREVENTION PROGRAM AMENDMENT

Mr. Alvey presented and reviewed the annual report on the District's Identity Theft Prevention Program, a copy of which is included in the operator's report. Mr.

Alvey stated that the annual report indicates no significant incidents of identity theft detection and recommended no changes to the program at this time.

RISK AND RESILIENCE ASSESSMENT AND FILING OF CERTIFICATION OF SAME WITH THE ENVIRONMENTAL PROTECTION AGENCY

Ms. Holoubek reported on certain certification obligations that the District must meet under the America's Water Infrastructure Act of 2018 (the "Act"). She stated that, pursuant to the Act, the District must certify to the Environmental Protection Agency that its community water system has completed a Risk and Resilience Assessment (the "Assessment"). Mr. Hoffman discussed the District's Assessment. After review and discussion, Director Molina moved to approve the Risk and Resilience Assessment, authorize the filing of certification of the Assessment with the Environmental Protection Agency, and direct (1) the Assessment to be filed in confidentially in the District's official records and (2) the confirmation of certification be filed in the District's official records. Director Barr seconded the motion, which passed unanimously.

INTERLOCAL AGREEMENT WITH HARRIS COUNTY AND LETTER AGREEMENT WITH SG-II HOA FOR MAINTENANCE OF CALL BOX

Ms. Holoubek reviewed a proposed interlocal agreement between Harris County and the SG-II Homeowner's Association related to maintenance of a call box within the existing right-of-way in the Atherton Prairie. Following review and discussion, Director Molina moved to authorize execution of the agreement. Director Barr seconded the motion, which passed unanimously.

REPORT FROM STORM WATER SOLUTIONS

Mr. Anderson reviewed a Storm Water Management Program report, a copy of which is attached, provided an update regarding the District's asset management plan and permitting of District facilities and reviewed the following proposals:

1. Proposal for repair of the bar screen at Yaupon Ranch for an estimated amount of \$1,915; and
2. Proposal for repair of a sinkhole at water plant no. 3 for an estimated amount of \$2,856.

Following review and discussion, Director Molina moved to (1) approve the Storm Water Management Program report; and (2) approve the proposals as discussed and presented. Director Barr seconded the motion, which passed unanimously.

PARK MAINTENANCE

Mr. Wailes reviewed a park and landscape management report, a copy of which is attached.

KGA/DEFOREST DESIGN, LLC REPORT

The Board reviewed a report from KGA, a copy of which is attached to these minutes.

After review and discussion, Director Molina moved to (1) accept the landscape architect report from KGA; (2) upon the recommendation of KGA, approve the pay estimates listed in the attached report; (3) upon finding that the proposed change orders are beneficial to the District, approve the change orders listed in the attached report; and (4) upon the recommendation of KGA, award a contract in the amount of \$1,968,258 to HD Outdoor Construction, LLC for construction of Bridge Creek Landscape Improvements, subject to receipt and verification of bonds and insurance from the contractor. Director Barr seconded the motion, which was passed by unanimous vote.

SWA GROUP REPORT

Mr. Oliver reviewed a landscape architect report, a copy of which is attached.

Mr. Oliver reported the status of construction of the Avalon at Cypress West - Recreation Center and recommended that the Board approve Pay Estimate No. 5 in the amount of \$143,692.92, payable to D.L. Meacham.

Mr. Oliver reported the status of construction of landscaping improvements to serve Avalon at Cypress, Sections 10 and 12 and recommended that the Board approve Pay Estimate No. 5 in the amount of \$72,848.39, payable to Houston Landscapes Unlimited.

Mr. Oliver reported the status of construction of landscaping improvements to serve Avalon at Cypress West, Section 4 Landscape and recommended that the Board approve Pay Estimate No. 1 in the amount of \$65,453.14, payable to Triple E. Landscapes.

Mr. Oliver stated that bids were received for construction of Avalon at Cypress West, Section 3 Landscape and recommended that the Board award the contract to Earthcare Management in the amount of \$626,769.82. The Board concurred that, in its judgment, Earthcare Management was a responsible bidder who would be most

advantageous to the District and would result in the best and most economical completion of the project.

Following review and discussion, Director Barr moved to (1) approve SWA's report; (2) approve the pay estimate presented, based upon the recommendation of SWA; and (3) award the contract for construction of Avalon at Cypress West, Section 3 Landscape to Earthcare Management in the amount of \$626,769.82, based upon KGA's recommendation and receipt of the payment and performance bonds and the certificate(s) of insurance and endorsements, if any, provided by the contractor. Director Molina seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Mullaly reviewed an engineering report, a copy of which is attached.

Mr. Mullaly reviewed bids for construction of water, sewer and drainage to serve Avalon at Cypress, Section 14 and recommended that the Board award the contract to the lowest and most qualified bidder, Fellers & Clark, in the amount of \$815,000. The Board concurred that, in its judgment, Fellers & Clark is a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the projects discussed above.

Mr. Mullaly reviewed bids for construction of paving to serve Avalon at Cypress, Section 14 and recommended that the Board award the contract to the lowest and most qualified bidder, Hurtado Construction, in the amount of \$793,900. The Board concurred that, in its judgment, Hurtado Construction is a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the projects discussed above.

Mr. Mullaly next reported the status of construction projects in the District and presented the following pay applications and change orders:

1. Avalon at Cypress Meadows Crossing, water, sewer and drainage; Pay Estimate No. 3 in the amount of \$79,576.35, payable to Unitas Construction;
2. Bridge Creek Village Section 1, water, sewer, drainage, and paving; Pay Estimate No. 5 in the amount of \$607,050.18, payable to Texas KB Utilities;
3. Grand Mason Detention Phase 4; Pay Estimate No. 9 in the amount of \$581,630.37, payable to Lonnie Lischka Company;
4. Grand Mason Section 10, water, sewer, drainage, and paving; Pay Estimate No. 5 in the amount of \$107,513.53, payable to Allgood Construction Company;

5. Grand Mason, Section 11, water, sewer, drainage and paving; Pay Estimate No. 1 in the amount of \$630,716.23, payable to Subterra Services Enterprise;
6. Grand Mason, Mason Road Street Dedication Section 5 water, sewer, drainage and paving; Pay Estimate No. 2 in the amount of \$1,286,957.30, payable to Unitas Construction;
7. Grand Mason, Mason Woods Road Street Dedication Storm Sewer and Paving; Pay Estimate No. 2 in the amount of \$319,471.50, payable to Harris Construction;
8. Lift Station No. 18; Pay Estimate No. 2 in the amount of \$212,527.80, payable to M7 Land Development; and Change Order No. 1 adding \$31,878 to the contract for installation of a deep water well dewatering system;
9. Wastewater Treatment Plant 2, Phase II: Pay Estimate No. 3 in the amount of \$416,371.62, payable to RP Constructors;
10. Amhurst Water Line Replacement; Pay Estimate No. 14 in the amount of \$78,120, payable to Underground Construction Solutions;
11. Emergency Generator at Lift Station No. 13; Pay Estimate No. 4 in the amount of \$450 and Pay Estimate No. 5 and Final in the amount of \$21,259.20, both payable to McDonald Municipal; and
12. Lift Station No. 19: Pay Estimate No. 10 in the amount of \$224,558.79, payable to Gael, Inc.;
13. Water Treatment Plant No. 2 Additional Ground Storage Tank and Hydro-Tank; Pay Estimate No. 1 in the amount of \$147,870, payable to Long & Son;
14. Marvida Terrace Drive Street Dedication Section 3; Pay Estimate No. 1 in the amount of \$18,684 and Pay Estimate No. 2 and Final in the amount of \$2,076, both payable to Beyer Construction;
15. Marvida Street Acceptance - Longenbaugh Road Street Dedication & Reserves and Marvida Drive Street Dedication Section 1; Pay Estimate No. 1 and Final in the amount of \$21,697.60, payable to GMT Total Services;
16. Water, sewer, drainage and paving along Mason Road; Change Order No. 4 adding \$179,423.20 to the District's contract with Precise Services for adjustments to the vertical alignment of West Road at Basalt Rock Lane; and
17. Bridge Creek Section 11 Paving; Change Order No. 1 adding \$37,201.74, to the District's contract with Hurtado Construction for final quantity adjustments and concrete panel and curb repair.

Following review and discussion, Director Molina moved to (1) approve the engineering report; (2) award contracts as recommended above, based upon the recommendation of Quiddity, BGE and DAC; (3) based upon the recommendation of Quiddity, BGE and DAC, approve pay estimates listed above; and (4) based upon the recommendation of Quiddity, BGE and DAC, and finding that the change orders are

beneficial to the District, approve the change orders listed above. Director Barr seconded the motion, which passed unanimously.

UPDATE ON BOND APPLICATION AND USE OF SURPLUS FUNDS

Ms. Holoubek reviewed a proposal from Quiddity for preparation of a surplus application report related to pipeline easement regrading. Following review and discussion, Director Molina moved to approve the proposal. Director Barr seconded the motion, which passed unanimously.

CAPITAL IMPROVEMENT PLAN

There was no discussion for this agenda item.

DEEDS, EASEMENTS, ENCROACHMENTS AND OTHER RIGHT OF WAY CROSSINGS

The Board considered accepting Special Warranty Deeds for restricted reserves in Marvida conveyed by Astro Marvida LP, M/I Homes of Houston and Cypress 856, Ltd. Following review and discussion, Director Barr moved to accept the deeds. Director Molina seconded the motion, which passed unanimously.

DEVELOPER'S REPORT

Mr. Dalton regarding development in the District.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY

There was no discussion for this agenda item.

NEXT MEETING DATE AND AGENDA ITEMS

The Board concurred to meet next on Thursday, May 7, 2026.

There being no additional business to consider, the meeting was adjourned.



Secretary, Board of Directors



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