

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 569

Minutes of the Meeting of Board of Directors
May 11, 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 May 11, 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, thus constituting a quorum.

Also present were: Blair Bozoarth of Quiddity Engineering, LLC ("Quiddity"); Jennifer Abad of Municipal Accounts & Consulting, L.P. ("MA&C"); Mia Hargrove of Municipal District Services, LLC ("MDS"); Tiffany Wilkes of Kudela & Weinheimer ("K&W"); David Wood of Cedar Creek Municipal Advisors, LLC ("Cedar Creek"); Shamar O'Bryant on behalf of Astro Sunterra, L.P. ("Astro Sunterra"); Melissa Vasquez of Forvis Mazars, LLP ("Forvis"); Patty Rodriguez of BLICO, Inc., dba Bob Leared Interests ("BLICO"); 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 April 13, 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.

ACCEPTANCE OF QUALIFICATION STATEMENTS, AFFIDAVITS OF CURRENT DIRECTOR, ELECTIONS NOT TO DISCLOSE CERTAIN INFORMATION, BONDS, AND OATHS OF OFFICE

The Board next considered the acceptance of Qualification Statements, Elections Not to Disclose Certain Information, Bonds, and Oaths of Office for Jason Schultz and Benjamin Boehm,

including the acceptance of Affidavits of Current Director. In that regard, Mr. Schultz and Mr. Boehm presented their Statements of Elected Officer, Oaths of Office, Official Bonds, Elections Not to Disclose Certain Information, and Affidavits of Current Director. After discussion on the matter, it was moved by Director Norris, seconded by Director Boehm and unanimously carried that the Board approve said Bonds, accept said Statements of Elected Officers, Elections Not to Disclose Certain Information, Oaths, and Affidavits of Current Director and declare Jason Schultz and Benjamin Boehm to be duly elected and qualified Directors of the District.

ELECTION OF OFFICERS

The Board next considered re-organization of the officers of the Board of Directors. The Board members concurred to have all officers remain in their current offices.

DISTRICT REGISTRATION FORM

The Board next considered approving a District Registration Form required by the Texas Commission on Environmental Quality ("TCEQ"). Ms. Cole explained that, in accordance with the Texas Water Code, municipal utility districts are required to file names, mailing addresses, officer positions and terms of new directors with the TCEQ within thirty (30) days after an election or appointment. She advised that, with the Board's approval, SPH will complete the District Registration Form to include newly elected directors' terms of office and will file the form with the TCEQ. After further discussion of the matter, Director Norris moved that the Board authorize SPH to complete the District Registration Form as discussed and file same with the TCEQ. Director Boehm seconded said motion, which unanimously carried.

PREPARATION AND MAINTENANCE OF LOCAL GOVERNMENT OFFICERS LIST

Ms. Cole advised the Board that, pursuant to Chapter 176 of the Texas Local Government Code, the District is required to maintain a list of Local Government Officers, which includes the members of the Board and the District's Investment Officers, in connection with conflict of interest disclosure requirements. After discussion on the matter, Director Norris moved that the District update its list of local government officers as required by law. Director Boehm seconded said motion, which unanimously carried.

ENGAGEMENT OF AUDITOR

The Board considered the engagement of an auditor to prepare the District's audit report for the fiscal year ending May 31, 2026. Ms. Vasquez made a presentation to the Board and advised that Forvis' fees for the preparation of said audit report would be \$19,900, plus an administrative fee of \$1,100 to cover items such as report production, copies, postage, and other delivery charges, supplies, and other technology-related costs. A copy of Forvis' engagement letter is attached hereto as **Exhibit A**. Following discussion, Director Norris moved that (i) Forvis be engaged to conduct an audit of the District's financial statements and prepare the District's audit report for the fiscal year ended May 31, 2026, in accordance with the terms of the engagement letter presented, (ii) the District accept Forvis' Texas Ethics Commission ("TEC") Form 1295

relative to the engagement, and (iii) SPH be authorized to acknowledge the District's receipt of same with the TEC. Director Boehm seconded said motion, which unanimously carried.

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 April 30, 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 B**. 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.

BOOKKEEPER'S REPORT

Ms. Abad presented to and reviewed with the Board the Bookkeeper's Report, dated May 11, 2026, attached hereto as **Exhibit C**, including the disbursements presented for payment, as prepared by MA&C. After discussion, it was moved by Director Norris that the Bookkeeper's Report be approved, and that the disbursements identified in the Bookkeeper's Report be authorized for payment. Director Boehm seconded said motion, which unanimously carried.

OPERATING BUDGET

Ms. Abad then presented to and reviewed with the Board a proposed operating budget for the District's fiscal year ending May 31, 2027, as prepared by MA&C, a copy of which is included in **Exhibit C**. After discussion, it was moved by Director Norris that the operating budget for the District's fiscal year ending May 31, 2027, be adopted, as presented. Director Boehm seconded said motion, which unanimously carried.

UNCLAIMED PROPERTY REPORT(S)

The Board considered approval of Unclaimed Property Reports as of March 1, 2026, and the filing of same with the Texas Comptroller of Public Accounts (the "Comptroller") prior to July 1, 2026. In connection therewith, Ms. Abad noted that the District has a total of \$893.74 in unclaimed operating funds. Ms. Rodriguez then reported that the District has no unclaimed tax funds for the applicable reporting period, and noted that BLICO will submit its Unclaimed Property Report reflecting same. After discussion, Director Norris moved that MA&C and BLICO be authorized to file said Reports with the Comptroller prior to July 1, 2026. Director Boehm seconded said motion, which unanimously carried.

Ms. Abad exited the meeting at this time.

OPERATOR'S REPORT

Ms. Hargrove presented to and reviewed with the Board the Operations Report dated May 11, 2026, a copy of which is attached hereto as **Exhibit D**. The Board considered ratifying the Board's prior approval of a Consumer Confidence Report ("CCR") and authorizing

distribution of same to customers of the District by MDS. Following discussion, Director Norris moved that the Board's prior approval of the CCR and distribution of same by MDS be ratified and approved in all respects. Director Boehm seconded the motion, which unanimously carried.

ENGINEERING REPORT

Mr. Bozoarth presented to and reviewed with the Board an Engineering Report dated May 8, 2026, a copy of which is attached hereto as **Exhibit E**, 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) approval of the proposal in the amount of \$479 provided by Storm Water Solutions, LP related to Sunterra Section 44, (ii) authorization of Allgood Construction to repair pavement located in Sunterra Section 63 at a cost of \$18,200, and (iii) approval of the scope memo provided by Quiddity to prepare the District's 2027 Bond Application Report at a cost of \$66,000. 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 April 13, 2026 through May 5, 2026, a copy of which is attached hereto as **Exhibit F**.

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 G**. No action was required by the Board.

DEVELOPER'S REPORT

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

CYBERSECURITY

The Board next considered recent changes to cybersecurity and artificial intelligence training requirements for directors of the District. Ms. Cole then presented a memorandum from SPH regarding changes to such training requirements, a copy of which is attached hereto as **Exhibit H**, and discussed same with the Board. Ms. Cole advised that all directors of the District must annually complete a certified cybersecurity awareness training program prior to August 31 of the given year as required by Ch. 2063, Texas Gov't Code. She further advised that any director of the District who uses a computer to perform at least 25% of his or her duties and has access to the District's computer system must also complete a certified artificial intelligence training program by August 31 of each year as required by Ch. 2054, Texas Gov't Code. Following discussion, Ms. Cole noted that a link to the training program created by the Department of Information Resources will be provided to directors following the meeting and requested that each director notify SPH upon completion of the training program.

SECURITY PATROL REPORT

Ms. Cole presented to and reviewed with the Board a Security Patrol Report prepared by On-Site Services, LLC ("On-Site") for the month of April 2026, a copy of which is attached hereto as **Exhibit I**. She then discussed the status of the Cost Sharing Agreement for Law Enforcement Services (the "Agreement") by and among Harris-Waller Counties Municipal Utility District Nos. 4 and 5 and the District. Ms. Cole advised that the Agreement has been updated to reflect the correct number of connections located within the District, and that the District's updated proportionate share of the costs is 79.5%, or \$44,851.51 per year. A copy of the Agreement is attached hereto as **Exhibit J**. She further advised that the Security Consulting Services Agreement between the District and On-Site, and Letter Agreement between the District and Sunterra Property Owners Association, Inc. related to security services, will remain active.

ATTORNEY'S REPORT

The Board considered the attorney's report. In connection therewith, Ms. Cole advised the Board that she had nothing further to discuss with the Board of a legal nature which was not covered under a specific agenda item.


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 Engagement Letter – Forvis Mazars, LLP
- EXHIBIT B Tax Assessor-Collector's Report
- EXHIBIT C Bookkeeper's Report; Operating Budget
- EXHIBIT D Operations Report
- EXHIBIT E Engineering Report
- EXHIBIT F Report provided by Silt Solutions, Inc.
- EXHIBIT G Landscape Architect Report
- EXHIBIT H Memorandum prepared by Schwartz, Page & Harding, L.L.P.
- EXHIBIT I Security Patrol Report
- EXHIBIT J Cost Sharing Agreement for Law Enforcement Services