

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 165

May 7, 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 7th day of May, 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"); David Keel of DAC Services, Inc. ("DAC"); Patty Rodriguez of Bob Leared Interests, Inc. ("BLI"); David Colunga of Taylor Morrison of Texas, Inc. ("Taylor Morrison"); Chris Hoffman, Donnice Hoffman, and Wes Alvey of H2O Consulting, Inc. ("H2O"); Drew Anderson of Storm Water Solutions, LLC ("SWS"); Robert Oliver of SWA Group ("SWA"); Josh Wailes of Guideline Management Services ("Guideline"); Altagracia (Grace) Serrano Miseses of McCall Gibson Swedlund Barfoot Ellis PLL ("McCall"); Kelly Gard of KGA/DeForest Design, LLC ("KGA"); David Wood of Cedar Creek Municipal Advisors, LLC ("CCMA"); 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.

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

MINUTES

The Board considered approving the minutes of April 2, 2026, regular meeting minutes. Following review and discussion, Director Molina moved to approve the minutes. Director Barr seconded the motion, which passed unanimously.

2026 DIRECTORS ELECTION, INCLUDING DISTRICT REGISTRATION FORM

The Board considered approving a Certificate of Election, reflecting the election of Scott Barr, David Molina and Wayne Green to the Board of Directors of the District for new four-year terms.

Ms. Holoubek reviewed the Sworn Statements and Oaths of Office for Directors Barr, Molina and Green.

Following review and discussion of all election related items, Director Molina moved to (1) approve the Certificate of Election; (2) approve the Sworn Statements and Oaths of Office; and (3) direct that all the documents be filed appropriately and retained in the District's official records. Director Barr seconded the motion, which passed unanimously.

The Board considered reorganizing the Board of Directors.

The Board considered authorizing filing of an updated District Registration Form with the Texas Commission on Environmental Quality ("TCEQ"), reflecting the terms of the newly elected directors.

Following review and discussion, Director Molina moved to (1) keep all current offices the same; and (2) authorize filing of an updated District Registration Form with the TCEQ, reflecting the terms of the newly elected directors. Director Barr seconded the motion, which passed unanimously.

CYBERSECURITY AND ARTIFICIAL INTELLIGENCE TRAINING REQUIREMENTS

Ms. Holoubek reviewed a memorandum regarding annual cybersecurity and artificial intelligence training requirements for local government employees and elected and appointed officials. She stated that the required training should be completed and reported to ABHR prior to the August 31st deadline for reporting compliance to the Texas Department of Information Resources ("DIR"). After review and discussion, the Board directed the required persons to complete their certified training programs and report their completion to ABHR for reporting to DIR by August 31st.

GARBAGE/RECYCLING COLLECTION

There was no discussion for this agenda item.

SECURITY

Deputy Gonzalez reported regarding security in the District.

RESOLUTION ESTABLISHING AMENDED AND RESTATED RULES AND REGULATIONS GOVERNING USE OF DISTRICT PARKS AND RECREATIONAL FACILITIES

The Board considered adopting a Resolution Establishing Amended and Restated Rules and Regulations Governing Use of District Parks and Recreational Facilities. Following review and discussion, Director Molina moved to adopt the resolution. 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 and discussed a proposal to demo and remove the old playground equipment at Yaupon Ranch Park, and purchase, deliver, and install new equipment for \$22,706.74. Following review and discussion, Director Barr moved to approve the park and landscape management report and approve a proposal for new equipment in Yaupon Ranch Park, as discussed. Director Molina seconded the motion, which passed unanimously.

SUPPLEMENTAL REIMBURSEMENT REPORT FOR SURPLUS BOND PROCEEDS AND AUTHORIZE DISBURSEMENT OF FUNDS

Ms. Mises reviewed a supplemental reimbursement report to reimburse L.T. Management, Inc., as general partner of Cypress 856 with surplus from the District's Defined Area No. 2 Unlimited Tax Road Bonds, Series 2023 and Defined Area No. 2 Unlimited Tax Road Bonds, Series 2023A. Following review and discussion, Director Molina moved to approve the reimbursement report and authorize distribution of funds, as directed. Director Barr seconded the motion, which passed unanimously.

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.

TERMINATE MUNICIPAL ADVISORY SERVICES AGREEMENT WITH ROBERT W. BAIRD & CO. INCORPORATED AND ENGAGE CEDAR CREEK MUNICIPAL ADVISORS, LLC

Mr. Wood addressed the Board and reported that the special district team at Robert W. Baird & Co. Incorporated ("Baird") has left Baird and has formed a new financial advisory company called Cedar Creek Municipal Advisors, LLC. He discussed the new company, reviewed the terms of the engagement letter, and answered questions from the Board. Mr. Wood requested that the Board consider engaging CCMA as the District's financial advisor.

The Board considered terminating the Municipal Advisory Services Agreement with Baird and engaging CCMA as the District's financial advisor.

Following review and discussion, Director Molina moved to: (1) terminate the Municipal Advisory Services Agreement between the District and Baird, and authorize ABHR to send a letter notifying Baird of the termination effective May 7, 2026; and (2) engage CCMA as the District's financial advisor and approve an Engagement Letter between CCMA and the District effective May 7, 2026, subject to review and finalization by ABHR. 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 accept the tax assessor/collector's report and authorize payment of the bills. Director Barr seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES

Mr. Alvey reported that 72 new residential taps were installed during the month of April 2026.

Mr. Alvey discussed maintenance of the following facilities and reviewed quotes and made the following recommendations for repairs and replacements:

1. Quote from Neil Technical Services LLC (“NTS”) in the amount of \$4,830 to repair lift pump no. 2 at Wastewater Treatment Plant No. 1 (“WWTP No. 1”);
2. Quote from NTS in the amount of \$14,709 to replace waste pump no. 1 at WWTP No. 1;
3. Quote from NTS in the amount of \$4,675 each for a grand total of \$14,025 to replace 3 junction boxes for lift float stations nos. 1, 2 and 3 at WWTP No. 1;
4. Quote from NTS in the amount of \$13,361 to replace the return activated sludge pump (“RAS pump”) no. 1 at Wastewater Treatment Plant No. 2 (“WWTP No. 2”);
5. Quote from NTS in the amount of \$8,145 to install an automatic auger variable frequency drive (“VFD”) and operator interface replacement at WWTP No. 2;
6. Quote from NTS in the amount of \$40,055 to install a new lift pump no. 2 at Lift Station No. 1 (“LS1”);
7. Quote from NTS in the amount of \$20,232 to repair lift pump no. 1 at Lift Station No. 11 (“LS11”) or alternatively, replace the pump for a cost between \$24,216 and \$54,520; and
8. Quote from NTS in the amount of \$11,580 to replace the surge arrestor at Lift Station No. 13 (“LS13”).

Mr. Hoffman reviewed the Consumer Confidence Report (“CCR”), a copy of which is attached, regarding the quality of the District’s water and stated that it will be filed with the TCEQ and distributed to District residents by July 1, 2026.

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 Green moved to (1) approve the District operator’s report; (2) approve the maintenance work recommended above, with the exception of work at LS11 and with work at LS1 being subject to receipt of 2 additional proposals for an amount not to exceed \$42,000; (3) approve the customer appeals, as presented, in accordance with the District’s Rate Order and policies; (4) approve the CCR and authorize it to be distributed to the District’s residents; and (5) 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.

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 requested authorization to locate and exercise 5 valves for an amount not to exceed \$10,000 to satisfy a Harris County Flood Control District ("HCFCD") inspection directive.

Following review and discussion, Director Molina moved to (1) approve the Storm Water Management Program report; and (2) authorize location and exercise of 5 valves, as discussed, for an amount not to exceed \$10,000. Director Barr seconded the motion, which passed unanimously.

KGA/DEFOREST DESIGN, LLC REPORT

Mr. Gard reviewed a report from KGA, a copy of which is attached to these minutes, and requested authorization to advertise for bids for construction of Mason Woods, Phase 6 Landscape Improvements.

Mr. Gard discussed bids received for construction of Mason Woods Sports Park Landscape Improvements and recommended that the Board award the contract to the low bidder, A Group Construction, LLC, in the amount of \$726,105.90. The Board concurred that, in its judgment, A Group Construction, LLC is a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project discussed above.

Mr. Gard next discussed the status of the following project and made the following recommendations:

1. Mason Woods, Phase 4 Landscape Improvements; Pay Application No. 6 in the amount of \$167,053.28, payable to StrickScapes; Change Order No. 4 adding \$16,449.87 to replace damaged concrete walks;

After review and discussion, Director Barr moved to (1) accept the landscape architect report from KGA; (2) authorize KGA to advertise for bids for construction of Mason Woods, Phase 6 Landscape Improvements; (3) upon the recommendation of KGA, approve the pay estimate listed in the attached report; (4) upon finding that the proposed change order is beneficial to the District, approve the change order listed in the attached report; and (5) upon the recommendation of KGA, award a contract in the amount of \$726,105.90 to A Group Construction, LLC for construction of Mason Woods Sports Park Landscape Improvements, subject to receipt and verification of bonds and

insurance from the contractor. Director Molina 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 \$149,748.93, 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. 6 in the amount of \$188,593.78, 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. 2 in the amount of \$110,859.27, payable to Triple E. Landscapes.

Following review and discussion, Director Molina moved to (1) approve SWA's report; and (2) approve the pay estimates presented, based upon the recommendation of SWA. Director Barr seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Mullaly reviewed an engineering report, a copy of which is attached, and requested authorization to advertise for bids for construction of (1) Grand Mason, Section 12 paving; and (2) Water Plant No. 7.

Mr. Mullaly reviewed bids for Sanitary Sewer Overflow Initiative ("SSOI"), Phase I and recommended that the Board award the contract to the lowest and most qualified bidder, AIMS Companies, in the amount of \$48,129.90. The Board concurred that, in its judgment, AIMS Companies 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 Grand Mason, Section 11 Paving and recommended that the Board award the contract to the lowest and most qualified bidder, Unitas Construction, in the amount of \$835,142. The Board concurred that, in its judgment, Unitas 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 reviewed bids for West Road at Grand Parkway Deceleration Lane and recommended that the Board award the contract to the lowest and most qualified bidder, Castillo Aranda LLC, in the amount of \$366,985. The Board concurred that, in its judgment, Castillo Aranda LLC 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, paving; Pay Estimate No. 3 in the amount of \$34,843.88, payable to Beyer Construction;
2. Grand Mason Detention Phase 3; Pay Estimate No. 15 and Final in the amount of \$416,167.58, payable to DNT Construction;
3. Grand Mason Detention Phase 4; Pay Estimate No. 10 in the amount of \$432,018.35, payable to Lonnie Lischka Company;
4. Grand Mason Section 10, water, sewer, drainage, and paving; Pay Estimate No. 6 in the amount of \$9,177.78 and Pay Estimate No. 7 and Final in the amount of \$51,356.26, both payable to Allgood Construction Company;
5. Grand Mason, Section 11, water, sewer, drainage and paving; Pay Estimate No. 2 in the amount of \$349,356.26, payable to Subterra Services Enterprise;
6. Grand Mason, Mason Woods Road Street Dedication Storm Sewer and Paving; Pay Estimate No. 3 in the amount of \$15,090.75, payable to Harris Construction;
7. Lift Station No. 18; Pay Estimate No. 3 in the amount of \$215,001, payable to M7 Land Development; and Change Order No. 2 adding \$33,678 to the contract for installation of a deep water well dewatering system;
8. Wastewater Treatment Plant 2, Phase II: Pay Estimate No. 4 in the amount of \$273,036.23, payable to RP Constructors; Change order No. 2 adding \$24,955 to the contract total to reroute existing lines;
9. Amhurst Water Line Replacement; Pay Estimate No. 15 in the amount of \$90,855 and Pay Estimate No. 16 and Final in the amount of \$274,247, both payable to Underground Construction Solutions;
10. Lift Station No. 19: Pay Estimate No. 111 in the amount of \$9,282.24, payable to Gael, Inc.;
11. Water Treatment Plant No. 2 Additional Ground Storage Tank and Hydro-Tank; Pay Estimate No. 2 in the amount of \$47,475, payable to Long & Son;
12. Force Main to support Lift Station No. 18; Pay Estimate No. 1 in the amount of \$108,143, payable to GM Vera Construction;
13. SSOI 2025; Pay Estimate No. 2 in the amount of \$33,955; and

14. Sanitary and Waterlines along Mason Road; Change Order deducting \$40,642.78 from the District's contract with Blazey Construction for quantity adjustments.

Following review and discussion, Director Molina moved to (1) approve the engineering report; (2) authorize advertisement for bids for construction of projects recommended above; (3) award contracts as recommended above, based upon the recommendation of Quiddity, BGE and DAC; (4) based upon the recommendation of Quiddity, BGE and DAC, approve pay estimates listed above; and (5) 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 Resolution Authorizing Application to the TCEQ for Approval to Use Surplus Funds. Following review and discussion, Director Molina moved to approve the resolution. 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, Sections 27, 28, 29 and 30 conveyed by Astro Marvida LP and M/I Homes of Houston and a Special Warranty Deed for a portion of the restricted reserves in Section 24 from Astro Marvida and Cypress 856.

The Board also considered approving the following:

1. Short Form Blanket Easement for Mason Woods, Section 8 Overhead Easement and Electric Easement;
2. Storm Sewer Easement to serve Costco tract; and
3. Consent to Encroachment (monuments) for the benefit of Broadstone Bridge Creek.

Following review and discussion, Director Barr moved to (1) accept the deeds; approve the easements listed above; and (3) authorize execution of a Consent to Encroachment (monuments) for the benefit of Broadstone Bridge Creek. Director Molina seconded the motion, which passed unanimously.

DEVELOPER'S REPORT

Mr. Colunga regarding development in the District.

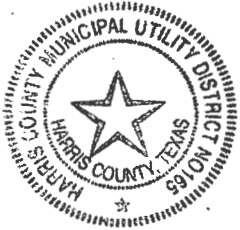
WEST HARRIS COUNTY REGIONAL WATER AUTHORITY

There was no discussion for this agenda item.

NEXT MEETING DATE AND AGENDA ITEMS

The Board concurred to meet next on Thursday, June 4, 2026 and to move the October 1, 2026 Board meeting to October 8, 2026.

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



A handwritten signature in black ink, consisting of several loops and a long horizontal stroke.

Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

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