

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 165

June 4, 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 4th day of June, 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 Maurice Mullaly of DAC Services, Inc. ("DAC"); Patty Rodriguez of Bob Leared Interests, Inc. ("BLI"); Blake Dalton of Taylor Morrison of Texas, Inc. ("Taylor Morrison"); Daniel Gillham of Tri Pointe Homes Texas Inc.; 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"); Kelly Gard of KGA/DeForest Design, LLC ("KGA"); Kevin Berry and Samantha Kingston of EEPB Company; Ashley Fernandez of Flock Group, Inc.; and Jessica Holoubek and Arlene Catalan 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. Holoubek discussed a call received from the Yaupon Ranch Property Owner's Association (the "POA") regarding cleanup of a lot at the southeast corner of Greenhouse and Logenbaugh. Mr. Anderson said he would get a proposal to have the District's portion of the lot cleaned. Ms. Holoubek said that the POA also requested that the District upgrade cameras in the park to include sound detection.

There being no other 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 May 7, 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

Ms. Leighton updated the Board regarding Best Trash services in the District. Director Barr discussed garbage cans being left in the middle of the resident driveways. Ms. Leighton said she would look into it.

SECURITY

Ms. Fernandez discussed Flock cameras currently installed in the District and discussed pricing for and placement of additional cameras. Following review and discussion, Director Molina moved to approve purchase and installation of the additional cameras discussed, subject to Harris County approval of a related Interlocal Agreement regarding access and use of data from the cameras. Director Barr seconded the motion, which passed unanimously.

TRAVEL REIMBURSEMENT GUIDELINES AND ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") SUMMER CONFERENCE

Ms. Holoubek discussed the District's Travel Reimbursement Guidelines (the "Guidelines") in connection with the upcoming AWBD summer conference, and discussion ensued regarding specific expenses eligible and ineligible for the conference. Following discussion, Director Molina made a motion to authorize up to four per diems, three hotel nights, and six meals for each director attending the AWBD summer conference, all to be submitted in accordance with the District's Guidelines. 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.

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 59 new residential taps were installed during the month of May 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 \$6,500 to repair clarifier no. 1 at Wastewater Treatment Plant No. 1 ("WWTP No. 1");
2. Quote from NTS in the amount of \$41,360 to remove and replace conduit line at Wastewater Treatment Plant No. 2 ("WWTP No. 2");
3. Quote from NTS in the amount of \$17,000 to replace booster pump no. 2 at Water Plant No. 5;
4. Quote from NTS in the amount of \$6,725 to replace the surge arrestor at Lift Station 12; and
5. Quote from NTS in the amount of \$24,216 to install 1 KSB lift pump at Lift Station 11.

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 maintenance work recommended above; (3) approve the customer appeals, as presented, in accordance with the District's Rate Order and policies; and (4) 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.

EMERGENCY RESPONSE PLAN AND FILING OF CERTIFICATION OF SAME WITH THE ENVIRONMENTAL PROTECTION AGENCY

Mr. Hoffman said the response plan would be included in his report and discussed at the July 2026 Board meeting.

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

Mr. Hoffman said the assessment would be included in his report and discussed at the July 2026 Board meeting.

REPORT FROM STORM WATER SOLUTIONS

Mr. Anderson reviewed a Storm Water Management Program report, a copy of which is attached, and provided an update regarding the District's asset management plan and permitting of District facilities. Following review and discussion, Director Molina moved to approve the Storm Water Management Program report. 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. Following review and discussion, Director Molina moved to approve the park and landscape management report, as discussed. 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 Phase 5 Landscape Improvements and recommended that the Board award the contract to the low bidder, H.L.U. Services, Inc. d/b/a Houston Landscapes Unlimited, with bid of \$615,667.20. The Board concurred that, in its judgment, Houston Landscapes Unlimited 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 construction of Mason Woods, Phase 4 Landscape Improvements and recommended that the Board approve Change Order No. 5 adding \$7,154.84 to the District's contract with Strickscapes to repair erosion and playground fencing.

After review and discussion, Director Molina moved to (1) accept the landscape architect report from KGA; (2) upon finding that the proposed change order is beneficial to the District, approve the change order listed in the attached report; and (3) upon the recommendation of KGA, award a contract in the amount of \$615,667.20 to Houston Landscapes Unlimited for construction of Mason Woods Phase 5 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. Following review and discussion, Director Molina moved to approve SWA's report. 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 Traffic Signals at West Road and Grand Parkway.

Mr. Mullaly reviewed bids for Grand Mason, Section 12 Paving and recommended that the Board award the contract to the lowest and most qualified bidder, Unitas Construction, in the amount of \$703,407. 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 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 12, water, sewer, drainage and paving; Pay Estimate No. 1 in the amount of \$88,473.60, payable to Bay Paving;
 6. Grand Mason, Mason Road Street Dedication Section 5 Water, Sewer and Drainage; Pay Estimate No. 3 in the amount of \$932,907.55, payable to Unitas Construction;
 7. Grand Mason, Mason Woods Road Street Dedication Storm Sewer and Paving; Pay Estimate No. 4 in the amount of \$41,493.51, payable to Harris Construction;
 8. Lift Station No. 18; Pay Estimate No. 4 in the amount of \$67,864.50, payable to M7 Land Development;
 9. Wastewater Treatment Plant 2, Phase II: Pay Estimate No. 5 in the amount of \$435,531.03, payable to RP Constructors; Change Order No. 3 adding \$436,946 to the contract total to extend power to maintenance building no. 2, extend the decant drain line and reconfigure the digester basin;
 10. Water Treatment Plant No. 2 Additional Ground Storage Tank and Hydro-Tank; Pay Estimate No. 3 in the amount of \$390,150, payable to Long & Son;
 11. Force Main to support Lift Station No. 18; Pay Estimate No. 2 and Final in the amount of \$28,739.90, payable to GM Vera Construction;
 12. Marvida Street Acceptance – Westgreen Boulevard, Section 6; Pay Estimate No. 2 in the amount of \$9,810; and
 13. Northwest Corner of West Road and Mason Road Water, Sewer, Drainage and Paving; Pay Estimate No. 5 in the amount of \$199,469.82, payable to Precise Services.

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 Texas Commission on Environmental Quality (“TCEQ”) for Approval of Projects and Bonds for recreational projects in Defined Area No. 1. 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 approving a Short Form Blanket Easement for Mason Woods, Section 12 Overhead Easement and Electric Easement. Following review and discussion, Director Molina moved to approve the easement listed above. Director Barr seconded the motion, which passed unanimously.

DEVELOPER'S REPORT

Mr. Dalton and Mr. Gillham reported regarding development in the District.

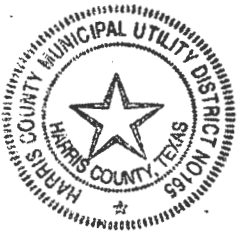
WEST HARRIS COUNTY REGIONAL WATER AUTHORITY

There was no discussion for this agenda item.

NEXT MEETING DATE AND AGENDA ITEMS

The Board concurred to meet next on Thursday, July 2, 2026.

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



Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

Minutes
Page

bookkeeper's report, investment report, budgets, and a list of bills presented for payment.....	2
tax assessor/collector's report and delinquent tax report	3
Storm Water Management Program report	4
Park and landscape management report.....	4
landscape architect report.....	5
engineering report	5