HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 569

Minutes of the Meeting of Board of Directors
July 13, 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 July 13, 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, 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"); Stephen Eustis of Cedar Creek Municipal Advisors, LLC ("Cedar Creek"); Shamar O'Bryant on behalf of Astro Sunterra, L.P. ("Astro Sunterra"); Patty Rodriguez of BLICO, Inc., dba Bob Leared Interests ("BLICO"); Brian Krueger of Forvis Mazars, LLP ("Forvis"); and Christina Cole and Jenny Johnson 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 June 8, 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.

REVIEW AND ACT UPON BIDS FOR THE PURCHASE OF THE DISTRICT'S $16,520,000 UNLIMITED TAX BONDS, SERIES 2026 (THE "SERIES 2026 BONDS")

As the next order of business, it was announced that, pursuant to notice published as required by law (the "Series 2026 Bond Notice"), public bids for the sale of the Series 2026 Bonds were to be received at the time, place and manner required by the Series 2026 Bond Notice. Mr. Eustis announced that six (6) bids had been received and presented same to the Board. He also presented a bid recommendation and Bid Confirmation summary prepared by Cedar Creek.

Copies of such documents are attached hereto as **Exhibit A**. He then advised that he had confirmed the accuracy of all bids and that the low bid was submitted by UMB Bank, N.A. ("UMB") at a net effective interest rate of 4.54048%. Mr. Eustis further noted that the Series 2026 Bonds will be insured by Build America Mutual Assurance Company ("BAM") and that the underwriter of the Series 2026 Bonds will pay the premium for such insurance. After a discussion of the bids received, Director Norris moved that the Board accept the low bid of UMB for the purchase of the Series 2026 Bonds at a net effective interest rate of 4.54048%. Director Boehm seconded said motion, which unanimously carried.

ORDER AUTHORIZING THE ISSUANCE, SALE AND DELIVERY OF THE SERIES 2026 BONDS

The Board considered adoption of an Order Authorizing Issuance of the Series 2026 Bonds (the "Series 2026 Bond Order"); a copy of the Series 2026 Bond Order is attached hereto as **Exhibit B**. In connection therewith, Ms. Cole presented a copy of the Series 2026 Bond Order and reviewed various provisions of same with the Board. After discussion, it was duly moved by Director Norris, seconded by Director Boehm and unanimously carried, that the Series 2026 Bond Order be passed and adopted, subject to final completion of same, that the President or Vice President be authorized to execute the Series 2026 Bond Order, and that the Secretary or Assistant Secretary attest such execution on behalf of the Board and the District.

FINAL OFFICIAL STATEMENT

The Board considered approval and distribution of the Final Official Statement, relative to the Series 2026 Bonds, to be completed by the District's Financial Advisor. After discussion on the matter, Director Norris moved that Cedar Creek be authorized to complete the Final Official Statement and that the same be adopted as final by the Board and the District, subject to the final review and approval of the District's consultants, and that distribution of same by Cedar Creek be authorized. Director Boehm seconded said motion, which unanimously carried.

PAYING AGENT/REGISTRAR AGREEMENT

The Board considered and reviewed the proposed Paying Agent/Registrar Agreement by and between the District and The Bank of New York Mellon Trust Company, N.A. ("BONY") relative to the Series 2026 Bonds, a copy of which is attached as **Exhibit C**. Ms. Cole reviewed various provisions of said Agreement with the Board. After discussion, Director Norris moved that (i) the Agreement with BONY be approved by the Board and the District, and (ii) the President or Vice President be authorized to execute the Agreement on behalf of the Board and the District. Director Boehm seconded said motion, which unanimously carried.

RESOLUTION AUTHORIZING ISSUANCE OF NOTICE OF REDEMPTION OF THE DISTRICT'S $8,960,000 BOND ANTICIPATION NOTE, SERIES 2025

The Board next considered providing notice to Central Bank as the owner and holder of the District's $8,960,000 Bond Anticipation Note, Series 2025 (the "Note"), that the District will exercise its option to redeem said Note on August 13, 2026, following closing on the Bonds. After discussion on the matter, it was moved by Director Norris that Central Bank be provided with such notice of redemption and that the Resolution Authorizing Issuance of Notice of Redemption of Bond Anticipation Note (the "Resolution") be adopted by the Board. Director Boehm seconded said motion, which unanimously carried. A copy of the Resolution is attached hereto as **Exhibit D**.

OTHER MATTERS CONCERNING THE SERIES 2026 BONDS

As the next order of business, the Board considered acting upon any other matters relative to the sale of the Series 2026 Bonds, including authorizing the execution of various documents by the President or Vice President and Secretary or Assistant Secretary in connection therewith. Ms. Cole presented to and reviewed with the Board the General Certificate, Signature and No-Litigation Certificate, the letter of instruction to the Attorney General, the Initial Bonds, and other documents relating to the sale of and closing on the Series 2026 Bonds. After further discussion of the matter, Director Norris moved that the President or Vice President and Secretary or Assistant Secretary be authorized to execute said documents and that SPH be authorized to handle all matters in connection with the sale of the Series 2026 Bonds and filing of a transcript with the Attorney General of the State of Texas. Director Boehm seconded said motion, which unanimously carried.

ENGAGEMENT OF AUDITOR FOR PREPARATION OF AUDIT OF PAYMENTS FROM BOND PROCEEDS

As the next order of business, the Board considered the engagement of an auditor for preparation of audit of payments to the developer and other parties out of the proceeds of the Series 2026 Bonds. In connection therewith, Mr. Krueger presented and reviewed with the Board an engagement letter for said reimbursement audit. After discussion, Director Norris moved that (i) Forvis be engaged to prepare an audit of the payments proposed to be made out of the proceeds of the Series 2026 Bonds, in accordance with the terms outlined in Forvis' engagement letter, a copy of which is attached hereto as **Exhibit E**, (ii) the President be authorized to execute such engagement letter on behalf of the Board and the District, and (iii) Texas Ethics Commission ("TEC") Form 1295 provided by Forvis be approved and SPH be authorized to acknowledge receipt of same with the TEC. Director Boehm seconded said motion, which unanimously carried.

REVIEW AND ACT UPON BIDS FOR THE PURCHASE OF THE DISTRICT'S $2,140,000 UNLIMITED TAX ROAD BONDS, SERIES 2026 (THE "SERIES 2026 ROAD BONDS")

As the next order of business, it was announced that, pursuant to notice published as required by law (the "Series 2026 Road Bond Notice"), public bids for the sale of the Series 2026 Road Bonds were to be received at the time, place and manner required by the Series 2026 Road Bond Notice. Mr. Eustis announced that four (4) bids had been received and presented same to the Board. He also presented a bid recommendation and Bid Confirmation summary prepared by Cedar Creek. Copies of such documents are attached hereto as **Exhibit F**. He then advised that he had confirmed the accuracy of all bids and that the low bid was submitted by SAMCO Capital Markets, Inc. ("SAMCO") at a net effective interest rate of 4.569166%. Mr. Eustis further noted that the Series 2026 Road Bonds will be insured by BAM and that the underwriter of the Series 2026 Road Bonds will pay the premium for such insurance. After a discussion of the bids received, Director Norris moved that the Board accept the low bid of SAMCO for the purchase of the Series 2026 Road Bonds at a net effective interest rate of 4.569166%. Director Boehm seconded said motion, which unanimously carried.

ORDER AUTHORIZING THE ISSUANCE, SALE AND DELIVERY OF THE SERIES 2026 ROAD BONDS

The Board considered adoption of an Order Authorizing Issuance of the Series 2026 Road Bonds (the "Series 2026 Road Bond Order"); a copy of the Series 2026 Road Bond Order is attached hereto as **Exhibit G**. In connection therewith, Ms. Cole presented a copy of the Series 2026 Road Bond Order and reviewed various provisions of same with the Board. After discussion, it was duly moved by Director Norris, seconded by Director Boehm and unanimously carried, that the Series 2026 Road Bond Order be passed and adopted, subject to final completion of same, that the President or Vice President be authorized to execute the Series 2026 Road Bond Order, and that the Secretary or Assistant Secretary attest such execution on behalf of the Board and the District.

FINAL OFFICIAL STATEMENT

The Board considered approval and distribution of the Final Official Statement, relative to the Series 2026 Road Bonds, to be completed by the District's Financial Advisor. After discussion on the matter, Director Norris moved that Cedar Creek be authorized to complete the Final Official Statement and that the same be adopted as final by the Board and the District, subject to the final review and approval of the District's consultants, and that distribution of same by Cedar Creek be authorized. Director Boehm seconded said motion, which unanimously carried.

PAYING AGENT/REGISTRAR AGREEMENT

The Board considered and reviewed the proposed Paying Agent/Registrar Agreement by and between the District and BONY relative to the Series 2026 Road Bonds, a copy of which is attached as **Exhibit H**. Ms. Cole reviewed various provisions of said Agreement with the Board. After discussion, Director Norris moved that (i) the Agreement with BONY be approved by the Board and the District, and (ii) the President or Vice President be authorized to execute the Agreement on behalf of the Board and the District. Director Boehm seconded said motion, which unanimously carried.

OTHER MATTERS CONCERNING THE SERIES 2026 ROAD BONDS

As the next order of business, the Board considered acting upon any other matters relative to the sale of the Series 2026 Road Bonds, including authorizing the execution of various documents by the President or Vice President and Secretary or Assistant Secretary in connection therewith. Ms. Cole presented to and reviewed with the Board the General Certificate, Signature and No-Litigation Certificate, the letter of instruction to the Attorney General, the Initial Bonds, and other documents relating to the sale of and closing on the Series 2026 Road Bonds. After further discussion of the matter, Director Norris moved that the President or Vice President and Secretary or Assistant Secretary be authorized to execute said documents and that SPH be authorized to handle all matters in connection with the sale of the Series 2026 Road Bonds and filing of a transcript with the Attorney General of the State of Texas. Director Boehm seconded said motion, which unanimously carried.

In connection with the 2026 Road Bonds, Mr. Krueger presented and reviewed a draft pre-audit report prepared by Forvis. No action was taken by the Board at this time.

APPROVAL OF DOCUMENTS IN CONNECTION WITH ISSUANCE OF BONDS

The Board next considered approval of a (i) Resolution to Comply with the Securities and Exchange Commission Rule 15c2-12, and (ii) General Certificate in connection with Harris-Waller Counties Municipal Utility District No. 4 $26,255,000 Contract Revenue Bonds, Series 2026 and, $5,330,000 Contract Revenue Road Bonds, Series 2026. Following discussion, it was moved by Director Norris, seconded by Director Boehm, and unanimously carried that the Board approve the (i) Resolution to Comply with the Securities and Exchange Commission Rule 15c2-12, and (ii) General Certificate, copies of which are attached hereto as **Exhibit I**.

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 June 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 J**. 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.

DELINQUENT TAX COLLECTIONS REPORT

The Board deferred review of a Delinquent Tax Collections Attorney's Report after noting that said report is presented on a quarterly basis and that no report had been prepared for this Board meeting.

OPERATOR'S REPORT

Ms. Hargrove presented to and reviewed with the Board the Operations Report dated July 13, 2026, a copy of which is attached is attached hereto as **Exhibit K**. She advised that there is one (1) delinquent account totaling $111.22, which MDS has been unable to collect. She advised that MDS recommends this account be turned over to collections for further collection efforts. Following discussion, Director Norris moved that MDS be authorized to turn over the subject account to collections for further collection efforts, as discussed and as reflected in the Operations Report. Director Boehm seconded said motion, which unanimously carried.

Ms. Hargrove reported an appeal of District charges received from a District customer. She advised that the customer currently has a balance of $390 and has requested to pay $50 today and the remaining balance by next month. After discussion on the matter and consideration of the relevant facts and circumstances, Director Norris moved that MDS be authorized to comply with the request. Director Boehm seconded the motion, which unanimously carried.

ENGINEERING REPORT

Mr. Bozoarth presented to and reviewed with the Board an Engineering Report dated July

13, 2026, a copy of which is attached hereto as **Exhibit L**, 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 approval of a proposal provided by Allgood Construction in the amount of $4,200 for removal of a sidewalk and wheelchair ramps located along Skywater Boulevard. 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 June 17, 2026 through July 7, 2026, a copy of which is attached hereto as **Exhibit M**.

LANDSCAPE ARCHITECT REPORT(S)

It was noted that a landscape architect was not present at the meeting.

BOOKKEEPER'S REPORT AND QUARTERLY INVESTMENT REPORT

Ms. Abad presented to and reviewed with the Board the Bookkeeper's Report, dated July 13, 2026, attached hereto as **Exhibit N**, including the disbursements presented for payment, as prepared by MA&C. Ms. Abad also presented to and reviewed with the Board a Quarterly Investment Inventory Report for the investment period ended May 31, 2026, a copy of which report is included in the Bookkeeper's Report. After discussion, it was moved by Director Norris that (i) the Bookkeeper's Report be approved, and that the disbursements identified in the Bookkeeper's Report be authorized for payment, and (ii) the Quarterly Investment Report for the investment period ended May 31, 2026, be approved as presented, and the Investment Officers of the District be authorized to execute same on behalf of the Board and the District. Director Boehm seconded said motion, which unanimously carried.

DEVELOPER'S REPORT

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

NATIONAL FINANCE AUTHORITY'S SPECIAL REVENUE BONDS, SERIES 2026

Ms. Cole next addressed the Board regarding National Finance Authority's Special Revenue Bonds, Series 2026 (Beazer Pooled Projects – Fort Bend, Brazoria, Montgomery, Galveston, and Harris Counties, Texas). In connection therewith, the Board considered approval of a District Certificate and Acknowledgment and Consent to Sale and Assignment Agreement, a copy of which is attached hereto as **Exhibit O**. Following discussion, Director Norris moved that the Board approve the District Certificate and Acknowledgment and Consent to Sale and Assignment Agreement and authorize the President to execute same, subject to review by SPH. Director Boehm seconded the motion, which unanimously carried.

SECURITY PATROL REPORT

Ms. Cole presented to and reviewed with the Board a Security Patrol Report prepared by On-Site Services, LLC for the month of Juen 2026, a copy of which is attached hereto as **Exhibit P**. No action was taken by the Board at this time.

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. Ms. Cole advised that SPH will include an item on the next agenda for the Board to consider approval of an amendment to the District's contract with BLICO.

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.

(SEAL)

Secretary

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<u>LIST OF ATTACHMENTS</u>

EXHIBIT A	Bid Recommendation and Bid Confirmation Summary (2026 Bonds)
EXHIBIT B	Order Authorizing the Issuance of the Bonds (2026 Bonds)
EXHIBIT C	Paying Agent/Registrar Agreement by and between the District and The Bank of New York Mellon Trust Company, N.A. (2026 Bonds)
EXHIBIT D	Resolution Authorizing Issuance of Notice of Redemption of Bond Anticipation Note (2026 Bonds)
EXHIBIT E	Engagement Letter – Forvis (2026 Bonds)
EXHIBIT F	Bid Recommendation and Bid Confirmation Summary (2026 Road Bonds)
EXHIBIT G	Order Authorizing the Issuance of the Bonds (2026 Road Bonds)
EXHIBIT H	Paying Agent/Registrar Agreement by and between the District and The Bank of New York Mellon Trust Company, N.A. (2026 Road Bonds)
EXHIBIT I	Resolution to Comply with the Securities and Exchange Commission Rule 15c2-12; General Certificate
EXHIBIT J	Tax Assessor-Collector's Report
EXHIBIT K	Operations Report
EXHIBIT L	Engineering Report
EXHIBIT M	Report provided by Silt Solutions, Inc.
EXHIBIT N	Bookkeeper's Report
EXHIBIT O	District Certificate and Acknowledgment and Consent to Sale and Assignment Agreement
EXHIBIT P	Security Patrol Report