MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 321

July 21, 2026

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 321 (the "District") met in regular session, open to the public, on the 21st day of July, 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Kimberly Olsen	President
Jeff Stein	Vice President
John Vassar	Assistant Vice President
Brad Beauchamp	Secretary
Dane Turner	Assistant Secretary

and all of the above were present, except Directors Stein and Vassar, thus constituting a quorum.

Also present at the meeting were Marissa Iguess of Myrtle Cruz, Inc. ("MCI"); Chip Patronella of Champions Hydro-Lawn ("Champions"); Drew Tiffany of BGE, Inc. ("BGE"); Charlie Chapline of Municipal District Services ("MDS"); Brenda McLaughlin of Bob Leared Interests ("BLI"); and Robert A. Seale, Andy Decker, and Kerri Houck of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no public comments.

APPROVE MINUTES

The Board considered approving the minutes of the May 19, 2026, regular meeting. After review and discussion, Director Beauchamp moved to approve the minutes as presented. Director Turner seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Iguess reviewed the bookkeeper's report, including the investment report and list of checks presented for payment, a copy of which is attached. Following review and discussion, Director Beauchamp moved to approve the bookkeeper's report and payment of the bills. Director Turner seconded the motion, which passed unanimously.

BOOKKEEPING AGREEMENT

Ms. Iguess presented an Amended and Restated Agreement for Bookkeeping Services (the "Bookkeeping Agreement"). Following review and discussion, Director Beauchamp moved to approve the Bookkeeping Agreement, as presented. Director Turner seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. McLaughlin reviewed the tax assessor/collector's report, a copy of which is attached. She stated that the District's 2025 taxes were 98.091% collected as of June 30, 2026. Ms. McLaughlin discussed refund check no. 1229 and requested approval to apply a portion of the refund to a past due balance from 2024. After review and discussion, Director Beauchamp moved to approve the tax assessor/collector's report and the checks presented for payment, including applying a portion of check no. 1229 to a past due balance, as discussed. Director Turner seconded the motion, which passed unanimously.

OPERATOR'S REPORT

Mr. Chapline reviewed the operator's report, a copy of which is attached, and discussed operational matters in the District. He stated water accountability for the previous month was 99%. Mr. Chapline updated the Board on the maintenance of District facilities and customer account matters. After review and discussion, Director Beauchamp moved to approve the operator's report. Director Turner seconded the motion, which passed unanimously.

HEARING ON TERMINATION OF SERVICE

The Board conducted a hearing on the termination of utility service. Mr. Chapline reported that the customers on the termination list provided to the Board were mailed written notice prior to the meeting in accordance with the District's Rate Order, notifying them of the opportunity to appear before the Board to explain, contest, or correct the utility service bill, and to show reason why utility service should not be terminated for reason of nonpayment. Following review and discussion, Director Beauchamp moved that since the customers on the termination list were neither present at the meeting nor had presented any statement on the matter, utility service should be terminated in accordance with the procedures set forth in the District's Rate Order, as appropriate. Director Turner seconded the motion, which passed unanimously.

OPERATIONS AGREEMENT

Mr. Chapline requested that this item be deferred.

THE CITY OF HOUSTON (THE "CITY") INDUSTRIAL USER PERMITTING MATTERS

There was no update on this agenda item.

MAINTENANCE OF DETENTION PONDS AND DISTRICT FACILITY SITES, INCLUDING PROPOSALS FOR ADDITIONAL WORK

Mr. Patronella reviewed the report on the maintenance of detention ponds and District facility sites, a copy of which is attached.

ENGINEER'S REPORT

Mr. Tiffany reviewed the engineer's report, a copy of which is attached.

Mr. Tiffany updated the Board on the canopy installation for the chemical tanks located at water plant no. 1 and recommended approval of Pay Estimate No. 1 and Final in the amount of $110,000.00 payable to W.W. Payton. He then presented a Certificate of Completion and recommended the Board accept the project.

Mr. Tiffany updated the Board on the construction of water well no. 3.

Mr. Tiffany updated the Board on the Capital Improvements Plan and stated that the rehabilitation of lift station no. 2 is currently under design. He then requested authorization to advertise for bids.

Mr. Tiffany updated the Board on the Water Plant No. 1 Booster Pump Winterization Evaluation Report and reviewed an engineering proposal in the amount of $11,180.00 for the District's share. He stated the evaluation will help identify a permanent solution for winterizing the pipes each winter.

There were no deeds or easements for the Board's consideration.

Following review and discussion, Director Beauchamp moved to (1) approve the engineer's report; (2) approve the Pay Estimate and to accept the canopy installation project, as recommended; (3) authorize the engineer to advertise for bids for the rehabilitation of lift station no. 2; and (4) approve the engineering proposal to complete the winterization evaluation. Director Turner seconded the motion, which passed unanimously.

DEVELOPMENT MATTERS

There was no discussion on this item.

TREATED WATER SUPPLY CONTRACT

Mr. Seale discussed the Treated Water Supply Agreement (the "Agreement") between the District, City of Houston (the "City"), and Harris County Municipal Utility District No. 406 ("MUD 406"). He updated the Board on recent communications from the City regarding the Agreement. Discussion ensued regarding potential options moving forward. Mr. Seale stated he will discuss the matter with the MUD 406 Board of Directors and report back before responding.

MEETING SCHEDULE AND ITEMS FOR INCLUSION ON THE NEXT AGENDA

The Board concurred to hold its next regular meeting on August 18, 2026, at 11:30 a.m., at the offices of ABHR.

There being no further business to come before the Board, the meeting was adjourned.

(SEAL)

Secretary, Board of Directors

LIST OF ATTACHMENTS

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