MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 165

July 2, 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 2nd day of July, 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 Carla McClinton, District resident; Deputy Irving Gonzalez and Corporal R. Gonzalez of Harris County Constable's Office Precinct 5 ("Precinct 5"); 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"); Chris Hoffman, Donnice Hoffman, and Rudy Lopez of H2O Consulting, Inc. ("H2O"); David Beyer and Drew Anderson of Storm Water Solutions, LLC ("SWS"); Robert Oliver of SWA Group ("SWA"); Josh Wailes of Guideline Management Services ("Guideline"); Samantha Kingston 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.

Ms. McClinton commented on security issues in Marvida parks.

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 June 4, 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

There was no discussion about this agenda item.

SECURITY

Director Bentson updated the Board on the pending purchase and installation of the additional cameras and approval of a related Interlocal Agreement regarding access and use of data from the cameras.

Sergeant Gonzalez discussed patrol calls and additional security measures employed in Marvida.

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

The Board discussed the AWBD summer conference and considered authorizing attendance at the winter conference. After discussion, Director Molina moved to approve reimbursement of all eligible expenses for Directors who attended the summer conference, which the District's bookkeeper confirmed are in compliance with the District's Travel Reimbursement Guidelines, and to authorize attendance of any interested Directors at the winter conference. The motion was seconded by Director Barr and passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Kingston 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. Hoffman reported that 42 new residential taps were installed during the month of June 2026.

Mr. Hoffman 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 $16,238 to repair return activated sludge pump no. 1 at Wastewater Treatment Plant No. 2 ("WWTP No. 2");
2. Quote from NTS in the amount of $13,110 to repair aeration blower no. 1 at WWTP No. 2;
3. Quote from Burke's Mechanical Services, Inc. in the amount of $56,411 to make repairs to the well motor at Water Plant No. 6 ("WP No. 6");
4. Quote from Burke's Mechanical Services, Inc. in the amount of $14,746.67 to repair cylinder no. 4 on the generator at WP No. 6; and
5. Quote from Burke's Mechanical Services, Inc. in the amount of $10,105 to replace the check valve for booster pump no. 1 at Water Plant No. 6.

Mr. Hoffman 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.

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.

Mr. Beyer updated the Board regarding repair of the Marvida Phase 2 North Pond and issues locating valves to access additional detention storage in both the north and south ponds.

Mr. Beyer also reviewed a proposal in the amount of $48,920 to prune the tree line on Longenbaugh Road near the Yaupon Ranch Detention Pond.

Following review and discussion, Director Molina moved to (1) approve the Storm Water Management Program report; and (2) approve the proposal presented. 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 reviewed estimates for refreshing playground fall surface material in all parks for an estimated cost of $28,856.91. Following review and discussion, Director Molina moved to approve the park and landscape management report and refreshment of the fall surface material in all parks, as discussed. Director Barr seconded the motion, which passed unanimously.

KGA/DEFOREST DESIGN, LLC REPORT

The Board reviewed a report from KGA, a copy of which is attached to these minutes, and considered approval of Pay Estimate No. 1 in the amount of $65,752.96, payable to HD Outdoor for Bridge Creek Landscape Improvements.

After review and discussion, Director Molina moved to (1) accept the landscape architect report from KGA; and (2) upon the recommendation of KGA, approval of Pay Estimate No. 1 in the amount of $65,752.96, payable to HD Outdoor for Bridge Creek

Landscape Improvements. 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.

Mr. Oliver reported the status of construction of the Avalon at Cypress West – Recreation Center and recommended that the Board approve Pay Estimate No. 8 in the amount of $155,259, payable to D.L. Meacham.

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. 4 in the amount of $35,974.91, payable to Triple E. Landscapes.

Mr. Oliver reported the status of construction of landscaping improvements to serve Avalon at Cypress West, Section 3 Landscape and recommended that the Board approve Pay Estimate No. 2 in the amount of $7,644.44, payable to Earthcare Management.

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.

Mr. Mullaly reviewed a proposal from BGE to prepare a road bond application for Defined Area No. 3 for a lump sum total of $15,000.

Mr. Mullaly reviewed bids for the Traffic Signal at State Highway 99 at West Road and recommended that the Board award the contract to the lowest and most qualified bidder, Traffic System Construction, in the amount of $735,729.12. The Board concurred that, in its judgment, Traffic System 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 construction of Avalon at Cypress West Avalon Highlands Drive Streed Dedication Water, Sanitary Sewer and Storm Sewer Facilities and recommended that the Board award the contract to the lowest and most qualified bidder, Blazey Construction, in the amount of $1,656,958.69. The Board concurred that, in its judgment, Blazey 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, Section 14 water, sewer and drainage; Pay Estimate No. 1 in the amount of $698,299, payable to Fellers & Clark;
2. Grand Mason, Section 11 paving; Pay Estimate No. 1 in the amount of $138,677, payable to Subterra Services;
3. Grand Mason, Section 12, water, sewer, drainage and paving; Pay Estimate No. 2 in the amount of $641,244 payable to Bay Paving;
4. Grand Mason West Road Street Dedication, Section 1 Drainage and Paving; Pay Estimate No. 1 in the amount of $526,436, payable to MH2 Construction Services;
5. Grand Mason, Mason Woods Road Street Dedication Storm Sewer and Paving; Pay Estimate No. 5 and Final in the amount of $18,607, payable to Harris Construction;
6. Grand Mason Public Storm Sewer; Pay Estimate No. 1 in the amount of $511,827, payable to Unitas Construction;
7. Lift Station No. 18; Pay Estimate No. 5 in the amount of $150,129, payable to M7 Land Development; and Change Order No. 3 adding $16,839 to the contract total for installation of 3 additional deep well dewatering systems and installation of 6-inch vacuum suction attachment;
8. Sanitary and Waterlines along Mason Road; Pay Estimate No. 4 and Final in the amount of $140,348, payable to Blazey Construction;
9. Water Treatment Plant No. 1 Upgrade; Pay Estimate no. 1 in the amount of $205,200, payable to W.W. Payton Corp;
10. Wastewater Treatment Plant 2, Phase II: Pay Estimate No. 6 in the amount of $102,698 payable to RP Constructors; and
11. West Road Interconnect; Pay Estimate No. 8 and Final in the amount of $11,975, payable to Sequeira Civil Construction.

Following review and discussion, Director Molina moved to (1) approve the engineering report; (2) approve a proposal from BGE in the amount of $15,000 for preparation of a road bond application; (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 order is beneficial to the District, approve the change order listed above. Director Barr seconded the motion, which passed unanimously.

UPDATE ON BOND APPLICATION AND USE OF SURPLUS FUNDS

Ms. Holoubek reviewed Resolutions to the Harris Central Appraisal District Requesting Appraisals of Properties and Certificates of Estimated Values as of August 1, 2026, in the District and each defined area. 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 Special Warranty Deed for multiple recreational reserves in Avalon at Cypress East and a Special Warranty Deed for Reserves A, B and C in Bridge Creek Section 13. Following review and discussion, Director Molina moved to accept the deeds listed above. Director Barr seconded the motion, which passed unanimously.

DEVELOPER'S REPORT

Mr. Dalton 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, August 6, 2026.

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

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 165
HARRIS COUNTY, TEXAS

Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES