MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 391

July 13, 2026

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 391 (the "District") met in regular session in person and by videoconference, open to the public, on the 13th day of July, 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Carol Gibbons	President
Chris McWilliams	Vice President
Myla Lettries	Secretary
William "Gabe" Blackwell	Director
Geroge Porter	Director

and all of the above were present, thus constituting a quorum.

Also present at the meeting were Sergeant Pleytez and Lieutenant Rodriguez of the Harris County Constables; Megan Jacob and Paul Jacob, residents of the District; Simon VanDyk and Dallas Cranston of Touchstone District Services; Cole Caraway of LJA Engineering ("LJA"); Demitra Berry and Daisy Baena of McLennan & Associates, LP ("McLennan"); Stephanie Lee of KGA/Deforest Design, LLC ("KGA"); Debbie Arellano of Bob Leared Interests; Andrew Valladares of Double Oak Erosion; Randy Davila of Inframark Water & Infrastructure Services ("Inframark"); and Greer Pagan and Kerri Houck of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

The Board opened the meeting for public comments.

Mr. Jacob stated concerns regarding the agreement with the development adjacent to the District, also known as Harris County Municipal Utility District No. 592 ("HCMUD No. 592"). He requested that the Board take his previous public comments into consideration regarding the utility agreement with HCMUD No. 592. Mr. Jacob then discussed a tract of land in the District and inquired who maintains the landscaping.

There being no further public comments, the Board moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the June 8, 2026, regular meeting and the minutes of the May 28, 2026, special meeting. After review and discussion, Director Blackwell moved to approve the minutes, as presented. Director McWilliams seconded the motion, which passed unanimously.

SECURITY MATTERS

Sergeant Pleytez and Lieutenant Rodriguez updated the Board on security matters in the District. Lieutenant Rodriguez then reviewed a yearly security report reflecting the total calls over the last year. The Board next discussed the upcoming renewal of the agreement for security. Following review and discussion, Director Blackwell moved to add two additional patrol officers to the contract, for a total of ten officers, and for the officers to patrol the District's geographical area at 65% of the officers working time. Director Porter seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Baena reviewed the bookkeeper's report, a copy of which is attached, and presented the District's bills for payment. Following review and discussion, Director Blackwell moved to approve the bookkeeper's report and payment of the District's bills. Director McWilliams seconded the motion, which passed unanimously.

ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") SUMMER CONFERENCE, REIMBURSEMENT OF ELIGIBLE EXPENSES, AND ATTENDANCE AT WINTER CONFERENCE

The Board discussed the AWBD summer conference and considered authorizing attendance at the winter conference. After discussion, Director McWilliams 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. Director Porter seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Arellano reviewed the tax assessor/collector's report, delinquent tax report, and checks presented for payment from the tax account. A copy of the tax assessor/collector's report is attached. Following review and discussion, Director Blackwell moved to approve the tax assessor/collector's report and payment of the bills from the tax account. Director Porter seconded the motion, which passed unanimously.

NEW DEVELOPMENT ADJACENT TO DISTRICT

Director McWilliams updated the Board on the new development, HCMUD No. 592, and the Board discussed concerns brought up throughout the month.

ENGINEERING MATTERS

Mr. Caraway reported on engineering projects within the District. A copy of the LJA engineering report is attached.

Mr. Caraway reported that the Wastewater Discharge Permit requires renewal. He reviewed an engineering services proposal to reapply for the permit for a cost of $40,000.00.

Mr. Caraway updated the Board on the Water Plant No. 1 recoating and appurtenances and recommended approval of Pay Estimate No. 8 in the amount of $66,500.00 payable to Pardalis Industrial Enterprises, Inc.

Mr. Caraway discussed the request for the Board to engage a third-party engineer to review the utility agreement with HCMUD No. 592. He reviewed a list of potential independent engineering firms and discussion ensued regarding holding a special meeting to interview each potential engineer.

Following review and discussion, Director Blackwell moved to (1) approve the engineering report; (2) approve the engineering proposal to renew the Wastewater Discharge Permit; (3) approve the pay estimate, as recommended; and (4) authorize LJA to obtain proposals for an independent review of the utility agreement. Director Lettries seconded the motion, which passed unanimously.

LAKE AND TURF MANAGEMENT REPORT, INCLUDING APPROVAL OF PROPOSALS FOR NECESSARY REPAIRS OR REPLACEMENTS, IMPROVEMENTS, RENEWAL OF PERMITS, OR LANDSCAPING AGREEMENTS

The Board reviewed photos of vandalized cables at Lake 7, fountains one and two. Mr. Pagan noted that Lake Pro, Inc. has replaced the cables for a cost of $5,830.00.

Mr. Valladares reviewed a maintenance report, a copy of which is attached. He reviewed a proposal to repair irrigation throughout the District for a total cost of $6,220.00. Mr. Valladares then requested that the Board authorize up to $5,000.00 for emergency repairs that may come up in between meetings.

Following review and discussion, Director Porter moved to (1) ratify the proposal to replace the cables at Lake 7, fountains one and two; (2) approve the proposal for irrigation repairs for $6,220.00; and (3) authorize Double Oak to complete emergency repairs in between meetings for a cost not to exceed $5,000.00, subject to the lake and turf matters committee approval. Director Blackwell seconded the motion, which passed unanimously.

MASTER PARK PLAN AND FUTURE PARK DEVELOPMENT

The Board reviewed the KGA report, a copy of which is attached. Ms. Lee updated the Board on the sidewalk enhancement project with Harris County Precinct No. 3 (the "Precinct") and presented Change Order No. 2 to increase the contract with Strickscapes in the amount of $4,111.88 for removal of debris and addition of a retaining wall. The Board determined that Change Order No. 2 is beneficial to the District. Following review and discussion, Director Blackwell moved to (1) approve the KGA report; and (2) approve the recommended change order. Director McWilliams seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES AND TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS

Mr. Davila reviewed the operator's report for June 2026, a copy of which is attached. He recommended writing off twenty-one accounts.

The Board next considered termination of utility service to delinquent accounts. Mr. Davila reported that the customers on the termination list were mailed written notice prior to this meeting in accordance with the Rate Order, notifying them of the opportunity to appear before the Board of Directors to explain, contest, or correct the utility service bill and to provide an explanation as to why their utility service should not be terminated for reason of nonpayment.

Following review and discussion, Director Porter moved (1) to approve the operator's report; and (2) to terminate utility service in accordance with procedures set forth in the Rate Order, given that the customers on the list were neither present at the meeting nor had they presented any statement on the matter. Director Blackwell seconded the motion, which passed unanimously.

DISCUSS INFRAMARK'S PROJECT MARKUP AND AUTHORIZE APPROPRIATE ACTION, IF NECESSARY.

Mr. Davila stated that Inframark will provide more information on this matter at the next meeting.

GARBAGE COLLECTION MATTERS

The Board discussed garbage and recycling matters in the District and requested that a representative from Best Trash, LLC attend the next meeting to discuss disposing of hazardous materials.

WEBSITE MATTERS AND COMMUNITY OUTREACH

Director Gibbons discussed adding additional avenues of communication to residents of the District. Mr. VanDyk then reviewed options for communication and community involvement.

Mr. VanDyk then reviewed the monthly communications report, a copy of which is attached.

DISCUSS NATIONAL NIGHT OUT

The Board discussed National Night Out and potential contribution amounts to each homeowners association ("HOA"). Following review and discussion, Director Blackwell moved to contribute up to $1,000.00 to each HOA for National Night Out. Director Lettries seconded the motion, which passed unanimously.

UPDATE FROM BOARD COMMITTEES AND ASSIGNMENTS

The Board discussed setting up committees of two Directors and/or Director liaisons to discuss certain matters with specific consultants. Following review and discussion, the Board concurred to set up the following committees: i) Directors Porter and Blackwell for security matters; ii) Directors Gibbons and Blackwell for engineering and operation matters; iii) Directors Gibbons and Porter for lake and turf matters; and iv) Directors Lettries and McWilliams for communication matters.

MEETING DATES AND FUTURE AGENDA ITEMS

The Board concurred to hold the next regular meeting on August 10, 2026, at ABHR.

There being no further business to come before them, the Board concurred to adjourn the meeting.

(SEAL)

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Secretary, Board of Directors

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LIST OF ATTACHMENTS TO MINUTES

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