

MINUTES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 439

July 9, 2026

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 439 (the "District") met in regular session, open to the public, on the 9<sup>th</sup> 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:

|                   |                                   |
|-------------------|-----------------------------------|
| Adam Kramer       | President                         |
| Jonathan Reichel  | Vice President                    |
| Nancy Zimmerman   | Secretary                         |
| Christina Kainer  | Asst. Vice Pres./ Asst. Secretary |
| Steven M. Burgess | Asst. Vice Pres./ Asst. Secretary |

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

Also attending were Drew Anderson of Storm Water Solutions, LLC; Derek Davenport of McLennan & Associates, L.P.; Eve Blakemore of IDS Engineering Group ("IDS"); Odett Champion of Bob Leared Interests, Inc.; and Hannah Brook and Sydney Durham of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no public comments.

MINUTES

The Board considered approving the minutes of the June 11, 2026, regular meeting. Following review and discussion, Director Burgess moved to approve the minutes as presented. Director Kainer seconded the motion, which passed unanimously.

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

Ms. Brook 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. Ms. Brook reviewed an ABHR memorandum regarding AWBD's communication strategy. Following discussion, Director Burgess 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 Kainer seconded the motion, which carried unanimously.

#### FINANCIAL AND BOOKKEEPING MATTERS

Mr. Davenport presented and reviewed the bookkeeper's report, including a list of checks presented for approval. A copy of the bookkeeper's report is attached.

After review and discussion, Director Burgess moved to approve the bookkeeper's report and payment of the bills. Director Kainer seconded the motion, which passed unanimously.

#### TAX ASSESSOR/COLLECTOR'S REPORT

Ms. Champion presented and reviewed the tax assessor/collector's report for the previous month, including the checks presented for payment. A copy of the tax assessor/collector's report is attached.

After review and discussion, Director Burgess moved to approve the tax report and payment of the bills from the tax account. Director Zimmerman seconded the motion, which passed unanimously.

#### ENGINEER'S REPORT

Ms. Blakemore reviewed an engineering report from IDS, a copy of which is attached.

Following review and discussion, Director Kainer moved to approve the engineer's report. Director Zimmerman seconded the motion, which passed unanimously.

#### DEEDS AND EASEMENTS

There was no discussion on this agenda item.

#### DETENTION POND MAINTENANCE

Mr. Anderson reviewed a detention pond maintenance report, a copy of which is attached. Mr. Anderson reviewed a proposed Amendment to the Master Service Agreement between SWS and the District. Following review and discussion, Director Burgess moved to (1) approve the detention pond maintenance report; and (2) approve the Amendment to the Master Service Agreement between SWS and the District. Director Reichel seconded the motion, which passed unanimously.

## INTERLOCAL WITH HARRIS COUNTY FLOOD CONTROL DISTRICT ("HCFCD")

Ms. Brook reviewed an Interlocal Mowing Reimbursement Agreement with HCFCD (the "Interlocal"). Following review and discussion, Director Kainer moved to authorize execution of the Interlocal. Director Reichel seconded the motion, which passed unanimously.

## DEVELOPMENT IN THE DISTRICT

There was no discussion on this agenda item.

## ATTORNEY'S REPORT

The Board concurred to hold the next regular meeting on August 13, 2026, at 12:30 p.m.

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



  
Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

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