

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 439

August 13, 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 13th day of August 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 except Director Kramer, thus constituting a quorum.

Also attending were Rod Rudine of Texas Groundworks Management, Inc. ("TGM"); Danna Sivan of Texas Group; Brett Guillot of Lennar Homes of Texas Land and Construction, Ltd.; Hunter Farrell of McCall Gibson Swedlund Barfoot Ellis PLLC; Karen Sears of Storm Water Solutions, LLC; Derek Davenport of McLennan & Associates, L.P.; Reagan Rucker of IDS Engineering Group ("IDS"); Odett Champion of Bob Leared Interests, Inc. ("BLI"); and Hannah Brook and Sydney Durham of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENTS

Mr. Rudine introduced himself to the Board and discussed services that TGM provides to municipal utility districts.

MINUTES

The Board considered approving the minutes of the July 9, 2026, regular meeting. Following review and discussion, Director Burgess moved to approve the minutes as presented. Director Kainer seconded the motion, which passed unanimously.

AUDIT FOR FISCAL YEAR END APRIL 30, 2026

Mr. Farrell presented and reviewed the draft audit for fiscal year end April 30, 2026. Following review and discussion, Director Burgess moved to approve the audit for fiscal year end April 30, 2026, subject to final review. Director Kainer seconded the motion, which passed 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.

Ms. Champion reviewed the District's preliminary value of \$221,819,161.

Ms. Champion reviewed an Amended and Restated Agreement for Services of Tax Assessor and Collector between the District and BLI.

After review and discussion, Director Burgess moved to (1) approve the tax report and payment of the bills from the tax account; and (2) approve the Amended and Restated Agreement for Services of Tax Assessor and Collector. Director Zimmerman seconded the motion, which passed unanimously.

DISCUSS TAX RATE

The Board deferred action on this agenda item.

ENGINEER'S REPORT

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

Ms. Rucker stated that bids were received for construction of water, sewer, and drainage to serve Wayside Village Section 7. Ms. Rucker stated that IDS concurs with Pape-Dawson Engineering's recommendation to award the contract to TexaSite, LLC ("TexaSite") in the amount of \$1,587,783.70. The Board concurred that, in its judgment, TexaSite was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

Following review and discussion, Director Burgess moved to (1) approve the engineer's report; and (2) award the contract for construction of water, sewer, and drainage to serve Wayside Village Section 7 to TexaSite in the amount of \$1,587,783.70,

based upon the engineer's recommendation and receipt of the payment and performance bonds and the certificate(s) of insurance and endorsements, if any, provided by the contractor. Director Kainer seconded the motion, which passed by unanimous vote.

DEEDS AND EASEMENTS

There was no discussion on this agenda item.

DETENTION POND MAINTENANCE

Ms. Sears reviewed a detention pond maintenance report, a copy of which is attached. Following review and discussion, Director Kainer moved to approve the detention pond maintenance report. Director Burgess seconded the motion, which passed unanimously.

INTERLOCAL WITH HARRIS COUNTY FLOOD CONTROL DISTRICT

There was no discussion on this agenda item.

DEVELOPMENT IN THE DISTRICT

Ms. Sivan requested the Board consider annexing an adjacent approximately 19-acre tract. The Board discussed the request.

ATTORNEY'S REPORT

The Board concurred to hold the next regular meeting on September 10, 2026, at 12:30 p.m.

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



Nancy Zimmerman
Secretary Board of Directors

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