

MINUTES
HARRIS-WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 5

August 20, 2026

The Board of Directors (the “Board”) of Harris-Waller Counties Municipal Utility District No. 5 (the “District”) met in regular session, open to the public, on the 20th 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 being present:

Chelsea Taylor	President
Wes Simon	Vice President
Sebastian Hernandez	Secretary
Cailin Loyd	Assistant Vice President
Hannah Gay	Assistant Secretary

and all of the above were present except Directors Taylor and Loyd, thus constituting a quorum.

Also attending the meeting were Shamar O’Bryant of Starwood Land; Alex Stachow of McGrath & Co., PLLC (“McGrath”); David Wood of Cedar Creek Municipal Advisors, LLP (“CCMA”); Patty Rodriguez of Bob Leared Interests; Tracey Scott of Myrtle Cruz Inc. (“Myrtle Cruz”); Blair Bozoarth and Ella Brodt of Quiddity Engineering, LLC (“Quiddity”); Rebecca Marcucci and Robert Garcia of Municipal District Services, LLC (“MDS”); and Hannah Brook and Merry Heyne of Allen Boone Humphries Robinson LLP (“ABHR”).

Also attending the meeting by teleconference was Megan King of KGA/DeForest Design, LLC (“KGA”).

PUBLIC COMMENTS

There were no comments from the public.

APPROVE MINUTES

The Board considered approving the minutes of the July 23, 2026, regular meeting. After review and discussion, Director Gay moved to approve the meeting minutes, as presented. Director Hernandez seconded the motion, which passed unanimously.

SECURITY MATTERS

The Board reviewed the security patrol report provided by On-Site Protection LLC, a copy of which is attached.

APPROVE AUDIT FOR FISCAL YEAR END APRIL 30, 2026

Mr. Stachow presented and reviewed the District's audit for fiscal year end April 30, 2026. After review and discussion, Director Simon moved to approve the audit, subject to receipt of consultant comments and finalization, authorize filing of the audit with the Texas Commission on Environmental Quality ("TCEQ"), and direct that the audit be filed appropriately and retained in the District's official records. Director Gay seconded the motion, which passed unanimously.

DEVELOPER REIMBURSEMENT REPORT FOR UNLIMITED TAX PARK BONDS, SERIES 2026; DISBURSEMENT OF BOND PROCEEDS

Mr. Stachow presented and reviewed a developer reimbursement report for reimbursable amounts due to District developers from the District's Series 2026 Unlimited Tax Park Bond issue. After review and discussion, Director Hernandez moved to (1) approve the developer reimbursement report; and (2) authorize disbursement of the bond proceeds as provided in the developer reimbursement report. Director Gay seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Scott presented and reviewed the bookkeeper's report, budget comparison, investment report, and the District's bills. A copy of the bookkeeper's report is attached.

After review and discussion, Director Gay moved to approve the bookkeeper's report and the checks presented for payment. Director Simon seconded the motion, which passed unanimously.

TAX ASSESSOR/COLLECTOR MATTERS

Ms. Rodriguez presented and reviewed the tax assessor/collector's report, a copy of which is attached.

Ms. Rodriguez reported that the District's 2026 certified value from Harris County is an estimated \$130,132,377. She also reported that Waller County's estimated certified value is \$462,693,966.

After review and discussion, Director Hernandez moved to approve the tax assessor/collector's report and payment of the tax bills. Director Gay seconded the motion, which passed unanimously.

AMENDMENT TO AGREEMENT FOR SERVICES OF TAX ASSESSOR AND COLLECTOR

Ms. Rodriguez presented and reviewed an Amendment to Agreement for Services of Tax Assessor and Collector (the "Amendment").

After review and discussion, Director Simon moved to approve the Amendment. Director Gay seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES; HEARING ON TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS AND AUTHORIZE TERMINATION OF SERVICE

Ms. Marcucci presented and reviewed the operator's report, a copy of which is attached.

Ms. Marcucci requested authorization to write off 8 uncollectible accounts in the amount of \$4,380.57 and send them to the collection agency.

Ms. Marcucci then presented a list of delinquent customers to the Directors and reported the residents on the termination list were delinquent in payment of their water and sewer bills 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 of Directors to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment.

After review and discussion, Director Hernandez moved to (1) approve the operator's report; (2) authorize MDS to write off 8 uncollectable accounts in the amount of \$4,380.57 and send them to a collection agency; and (3) 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 Simon seconded the motion, which passed unanimously.

ENGINEERING MATTERS; DEEDS, EASEMENTS, ENCROACHMENT AGREEMENTS, WAIVERS OF SPECIAL APPRAISAL, AND PLAT MATTERS

Mr. Bozoarth presented and reviewed the engineer's report, a copy of which is attached. He discussed an overview of engineering matters in the District.

Mr. Bozoarth updated the Board on Pedestrian Crossings along Sunterra Shores. He stated that bids were received for Pedestrian Crossings along Sunterra Shores. He

recommended that the Board award the contract for the concrete work to the low bidder, Infrastructure Construction Services ("ICS") in the amount of \$81,835.75. Mr. Bozoarth also recommended that the Board award the contract for the striping and signage portion to the low bidder, MG Traffic Signs & Striping ("MG") in the amount of \$15,328.00. The Board concurred that, in its judgment, ICS and MG were responsible bidders who would be most advantageous to the District and would result in the best and most economical completion of the project. Mr. Bozoarth added that this is a Waller County Municipal Utility District No. 37 project, but the District will be responsible for paying a portion of the costs.

Mr. Bozoarth updated the Board on Schlipf Road Drainage. He reported that a proposal was received from the contractor to install drainage facilities in the amount of \$50,906.39.

Following review and discussion, Director Gay moved to (1) approve the engineer's report; (2) award the construction contracts, as recommended, based upon the District engineer's recommendation and subject to approval of the payment and performance bonds and review of the certificates of insurance and endorsements, if any, provided by the contractors; and (3) approve the proposal, as discussed. Director Simon seconded the motion, which passed unanimously.

PARK AND RECREATIONAL FACILITIES MATTERS

Ms. King reviewed KGA's landscaping report, a copy of which is attached.

Ms. King updated the Board on Sunterra Corner Park Parking Lot Improvements. She reviewed and recommended approval of Pay Estimate No. 2 in the amount of \$164,590.20, submitted by DL Meacham.

Following review and discussion, Director Simon moved to (1) approve KGA's report; and (2) approve the Pay Estimate, as presented. Director Hernandez seconded the motion, which passed unanimously.

REPORT ON DEVELOPMENT

Mr. O'Bryant reported on development in the District.

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


Secretary, Board of Directors

(SEAL)



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