HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 569

Minutes of the Meeting of Board of Directors
September 14, 2026

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 569 (the "District") met in regular session, open to the public, on September 14, 2026, in accordance with the duly posted Notice of Public Meeting, and the roll was called of the duly constituted members of the Board, as follows:

Jason Schultz, President
Nicholas Luton, Vice President
Blakely Norris, Secretary
Julia Pecina, Assistant Secretary
Benjamin Boehm, Assistant Secretary

all of whom were present with the exception of Director Pecina, who entered later in the meeting as noted herein, and Director Luton, thus constituting a quorum.

Also present were: Blair Bozoarth and Paul Rabalais of Quiddity Engineering, LLC ("Quiddity"); Jennifer Abad of Municipal Accounts & Consulting, L.P. ("MA&C"); Mia Hargrove of Municipal District Services, LLC ("MDS"); David Wood of Cedar Creek Municipal Advisors, LLC ("Cedar Creek"); Brian Krueger of Forvis Mazars, LLP ("Forvis"); Shamar O'Bryant on behalf of Astro Sunterra, L.P. ("Astro Sunterra"); Patty Rodriguez of BLICO, Inc., dba Bob Leared Interests ("BLICO"); Cort King and Guillermo Machado of Read King Commercial Properties, Inc. ("Read King"); and Jessica Chen and Kris Eddlemon of Schwartz, Page & Harding, L.L.P. ("SPH").

The President called the meeting to order and declared it open for such business as might regularly come before the Board.

PUBLIC COMMENTS

There were no comments from members of the public at this time.

MINUTES

The Board considered approval of the minutes of its meeting held on August 10, 2026, and amendment of the minutes of the meeting held on August 12, 2024. After discussion, it was moved by Director Norris, seconded by Director Bohem and unanimously carried, that the minutes of the August 10, 2026 Board meeting be approved, as written, and the minutes of the August 12, 2024 Board meeting be amended, as discussed.

Director Pecina entered the meeting at this time.

REVIEW AND APPROVAL OF AUDIT REPORT FOR FISCAL YEAR ENDED MAY 31, 2026

The Board considered the review and approval of the District's audit report for the fiscal year ended May 31, 2026. In connection therewith, Mr. Krueger presented a draft of the audit report prepared by Forvis, a copy of which is attached hereto as **Exhibit A**, and reviewed said report in detail with the Board. He also presented and reviewed with the Board a draft Management Letter prepared by Forvis, concerning the Board's internal controls over financial reporting (the "Management Letter"), a copy of which is attached hereto as part of **Exhibit A**. Mr. Krueger advised the Board that the Management Letter is being submitted in connection with the requirements of Statement on Auditing Standards No. 115 and includes a response prepared by SPH on the District's behalf ("Management's Response"). After discussion concerning the audit presented, Director Norris moved that (i) the audit report for the fiscal year ended May 31, 2026, be approved, subject to incorporation of any final comments from the District's consultants and the Board, (ii) the President be authorized to execute the Annual Filing Affidavit on behalf of the Board and the District, (iii) such audit report and Annual Filing Affidavit be filed with the appropriate governmental authorities, and (iv) the Management's Response previously prepared by SPH be approved by the Board and included by Forvis as part of the final Management Letter. Director Boehm seconded said motion, which unanimously carried.

FINANCIAL ADVISOR'S RECOMMENDATION CONCERNING THE DISTRICT'S PROPOSED 2026 TAX RATE

The Board next considered the Financial Advisor's recommendation concerning the District's proposed 2026 tax rate. In connection therewith, Mr. Wood presented to and reviewed with the Board the recommendation for the District's proposed 2026 tax rates, a copy of the recommendation is attached hereto as **Exhibit B**. Mr. Wood advised that Cedar Creek is recommending a proposed debt service tax rate of $0.39 per $100 of assessed valuation, a maintenance tax rate of $0.34 per $100 of assessed valuation, a road debt service tax rate of $0.25, and a contract tax rate of $0.52 per $100 of assessed valuation, for a total tax rate of $1.50.

There next followed a discussion concerning the requirements for notice of the District's intention to adopt a 2026 tax rate. Ms. Chen advised that, pursuant to §49.236 of the Texas Water Code, as amended, the District is required to provide a notice containing certain tax-related information in connection with each meeting at which the adoption of a tax rate will be considered. Ms. Chen further advised that the information to be included in the notice is set forth in the Water Code and includes the proposed tax rate to be adopted. She advised that the District must provide the notice by either (1) publishing it at least once in a newspaper having general circulation in the District at least seven days before the date of the meeting at which the tax rate will be adopted, or (2) mailing it to each owner of taxable property in the District, at the address shown on the most recently certified tax roll of the District, at least 10 days before the date of the meeting.

After discussion on the matter, Director Norris moved that (i) the Board declare its intention to levy a proposed 2026 debt service tax rate of $0.39 per $100 of assessed valuation, a proposed 2026 maintenance tax rate of $0.34 per $100 of assessed valuation, a proposed road debt service tax rate of $0.25, and a proposed contract tax rate of $0.52 per $100 of assessed valuation,

for a total tax rate of $1.50 per $100 of assessed valuation, and (ii) the District's tax assessor-collector be authorized to publish notice of the District's intention to adopt a 2026 tax rate at its next meeting in the form and at the time required by law. Director Boehm seconded said motion, which unanimously carried.

TAX ASSESSOR-COLLECTOR'S REPORT

Ms. Rodriguez presented to and reviewed with the Board a written Tax Assessor-Collector Report ("TAC Report") for the period ended August 31, 2026, including the disbursements presented therein for payment from the District's tax account, a copy of which TAC Report is attached hereto as **Exhibit C**. After discussion, on motion made by Director Norris, seconded by Director Boehm and unanimously carried, the Board approved the TAC Report and authorized the payments listed therein.

Ms. Rodriguez next advised that two taxpayers in the District have requested that penalty and interest charges on their delinquent tax bills be waived. She reviewed correspondence provided by the taxpayers, copies of which are included with **Exhibit C**. She noted that, unless there has been an error by the appraisal district, the District or the District's tax assessor-collector, the District has no authority to waive penalty and interest charges and that, based on the foregoing, she recommends that the Board deny the requests. After discussion, Director Norris moved that the Board deny the taxpayers' requests for waiver of penalty and interest charges. Director Boehm seconded the motion, which unanimously carried.

DELINQUENT TAX COLLECTIONS REPORT

Ms. Chen next presented the District's delinquent tax report dated September 14, 2026, from Perdue, Brandon, Fielder, Collins & Mott, L.L.P., a copy of which is attached as **Exhibit D**, and noted that no action was required on the matter at this time.

OPERATOR'S REPORT

Ms. Hargrove presented to and reviewed with the Board the Operations Report dated September 14, 2026, a copy of which is attached is attached hereto as **Exhibit E**. She advised the Board that there are three (3) delinquent accounts in the total amount of $360.07, which MDS has been unable to collect. She advised that MDS recommends the accounts be turned over to collections for further collection efforts. Following discussion, Director Norris moved that MDS be authorized to turn over the subject accounts to collections for further collection efforts, as discussed and as reflected in the Operations Report. Director Boehm seconded said motion, which unanimously carried.

ENGINEERING REPORT

Mr. Bozoarth presented to and reviewed with the Board an Engineering Report dated September 14, 2026, a copy of which is attached hereto as **Exhibit F**, relative to the status of various engineering and construction projects within the District. Following discussion, Director Norris moved that the Engineering Report and all actions noted therein be approved as

recommended by Quiddity, including (i) approval of the feasibility study in connection with the request from Read King for annexation of an approximately 15 acre tract of land located southeast of Pitts Road and Beckendorff Road, (ii) approval of the scope memo for preparation of the surplus funds application and summary of costs in connection with facilities constructed to serve Sunterra Sections 63 and 64, and (iii) adoption of a Resolution Authorizing Application to the Texas Commission on Environmental Quality ("TCEQ") Requesting Approval of Use of Surplus Funds and Interest Earned on Construction Funds (the "Resolution"), attached hereto as **Exhibit G**. Director Boehm seconded the motion, which unanimously carried.

BOND APPLICATION REPORTS FOR PROPOSED ISSUANCE OF UNLIMITED TAX BONDS, SERIES 2027 ("SERIES 2027 BONDS") AND UNLIMITED TAX PARK BONDS, SERIES 2027 ("SERIES 2027 PARK BONDS)

Mr. Bozoarth next updated the Board regarding Quiddity's preparation of the District's Bond Application Reports in connection with the proposed issuance of the District's Series 2027 Bonds and Series 2027 Park Bonds. No action was taken by the Board at this time.

BOND ANTICIPATION NOTE(S), SERIES 2026

The Board deferred taking action with regard to the proposed issuance of the District's Bond Anticipation Note(s), Series 2026.

RESOLUTION AUTHORIZING APPLICATION TO TCEQ REQUESTING APPROVAL FOR USE OF SURPLUS FUNDS AND INTEREST EARNED ON CONSTRUCTION FUNDS

It was noted that the Resolution was adopted earlier in the meeting, under the Engineering Report.

SILT SOLUTIONS, INC.

The Board next considered a report from Silt Solutions, Inc. ("SSI") in connection with storm water pollution and prevention services. Ms. Chen advised that SSI provided a report for the period August 18, 2026 through September 9, 2026, a copy of which is attached hereto as **Exhibit H**.

LANDSCAPE ARCHITECT REPORT(S)

It was noted that a landscape architect was not present at the meeting.

BOOKKEEPER'S REPORT

Ms. Abad presented to and reviewed with the Board the Bookkeeper's Report, dated September 14, 2026, attached hereto as **Exhibit I**, including the disbursements presented for payment, as prepared by MA&C. After discussion, it was moved by Director Norris that the Bookkeeper's Report be approved, and that the disbursements identified in the Bookkeeper's Report be authorized for payment. Director Boehm seconded said motion, which unanimously

carried.

DEVELOPER'S REPORT

Mr. O'Bryant discussed the status of development within the District.

FEASIBILITY STUDY IN CONNECTION WITH REQUEST FROM READ KING; APPROVAL OF UTILITY DEVELOPMENT AGREEMENTS; PETITION FOR ADDITION OF LAND TO THE DISTRICT; PETITION FOR CONSENT TO INCLUDE ADDITIONAL LAND IN THE DISTRICT

The Board noted that the feasibility study prepared by Quiddity in connection with the request from Read King was approved earlier in the meeting. The Board deferred approval of (i) Utility Development Agreements between the District and Read King, (ii) Petition for Additional of Land to the District, and (iii) Petition for Consent to Include Additional Land in the District and submission of same to the City of Houston until the next meeting.

SECURITY PATROL REPORT

Ms. Chen presented to and reviewed with the Board a Security Patrol Report prepared by On-Site Services, LLC for the month of August 2026, a copy of which is attached hereto as **Exhibit J**. No action was taken by the Board at this time.

CYBERSECURITY

The Board next considered the status of compliance with the annual cybersecurity training as required by Chapters 2054 and 2063, Texas Government Code. The Board noted that all directors have completed the training.

ATTORNEY'S REPORT

The Board considered the attorney's report. In connection therewith, Ms. Chen advised the Board that she had nothing further to discuss with the Board of a legal nature which was not covered under a specific agenda item.

FUTURE AGENDA ITEMS

The Board next considered matters for possible placement on future agendas. There were no future agenda items to be discussed other than matters previously noted during the meeting.

ADJOURNMENT

There being no further business to come before the Board, on motion made by Director Norris, seconded by Director Boehm, and unanimously carried, the meeting was adjourned.

(SEAL)

Secretary

LIST OF ATTACHMENTS

EXHIBIT A	Draft Audit Report; Draft Management Letter
EXHIBIT B	2026 Tax Rate Recommendation
EXHIBIT C	Tax Assessor-Collector's Report
EXHIBIT D	Delinquent Tax Report
EXHIBIT E	Operations Report
EXHIBIT F	Engineering Report
EXHIBIT G	Resolution Authorizing Application to the Texas Commission on Environmental Quality Requesting Approval of Use of Surplus Funds and Interest Earned on Construction Funds
EXHIBIT H	Report provided by Silt Solutions, Inc.
EXHIBIT I	Bookkeeper's Report
EXHIBIT J	Security Patrol Report