

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 365

September 17, 2026

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 365 (the "District") met in regular session, open to the public, on the 17th day of September, 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Greg Coleman	President
Cathy Cropper	Vice President
Ann Nguyen Moore	Secretary
Cassandra Cronin	Assistant Secretary
Michael Crafton	Assistant Vice President

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

Also present at the meeting were Austin Ficken of Masterson Advisors, LLC; Jarryd Mayfield of Si Environmental, LLC ("Si"); Odett Champion and Amanda Nunez of Bob Leared Interests, Inc. ("Leared"); Lisha Luper of Storm Water Solutions, LLC ("SWS"); Chris Burke of Burke Engineering, LLC; Bridget Elmore of The Goodman Corporation; Michael Murr of Murr, Incorporated; and Adisa Harrington and Maricela Guerrero of Allen Boone Humphries Robinson LLP ("ABHR").

Also attending via audioconference were Mary Jarmon of Myrtle Cruz, Inc.; and Kathryn Foss of Municipal Information Services, LLC.

CONSENT AGENDA

Director Coleman offered Board members the opportunity to remove items from the consent agenda for individual discussion. Following discussion, Director Cropper moved to approve all items on the consent agenda, including the minutes from the August 20, 2026, regular meeting. Director Moore seconded the motion, which passed by unanimous vote. Copies of all documents approved as part of the consent agenda are attached, excluding the minutes from the previous meeting.

PUBLIC COMMENT

Director Coleman offered any members of the public attending the meeting the opportunity to make public comment. There being no public comments, Director Coleman moved to the next agenda item.

UPDATE ON IMPLEMENTATION OF HOUSEHOLD HAZARDOUS WASTE COLLECTION PROGRAM

The Board reviewed a flyer advising District residents that Best Trash will begin providing monthly household hazardous waste collection services in October. Discussion ensued regarding revisions to the flyer and the previously presented postcard, as well as additional ways to communicate information about the service. Director Cropper stated that she would coordinate with Best Trash regarding the revisions discussed for both materials.

SAN JACINTO REGIONAL FLOOD PLANNING GROUP FLOOD MITIGATION EVALUATION FOR COLES CROSSING DETENTION POND

Mr. Burke reviewed the preliminary flood mitigation evaluation prepared by the San Jacinto Regional Flood Planning Group, noting that he provided comments to Freese and Nichols, Inc.

COLES CROSSING STORMWATER DETENTION AND WATER QUALITY IMPROVEMENT PROJECT (THE "DETENTION BASIN PROJECT")

Mr. Burke updated the Board on the Detention Basin Project's 30% design phase, noting that Seagull Water Resources is working on the 45% design phase and is expected to complete the design phase by the end of 2026.

Ms. Elmore updated the Board regarding grant management services associated with Environmental Protection Agency grant funds awarded to the District through the State and Tribal Assistance Grant program.

ADDITIONAL BOOKKEEPING MATTERS

There was no discussion on this agenda item.

ADDITIONAL OPERATING MATTERS

Mr. Mayfield updated the Board regarding District operating matters.

Mr. Mayfield reported there was a recent ammonia excursion which was subsequently repaired.

Mr. Mayfield reviewed the monthly customer call log, a copy of which is attached to the operator's report.

Mr. Mayfield updated the Board regarding customer participation in the Eye-on-Water smart meter app. The Board discussed configuring all District meters to provide alerts for potential water loss following a splash pad leak that continued for three days and requested an update on the meters' warranty coverage. Mr. Mayfield stated that he

would confirm the meters are configured to provide alerts and report back on the warranty coverage.

HEARING ON TERMINATION OF WATER SERVICE TO DELINQUENT CUSTOMERS AND AUTHORIZE TERMINATION OF SERVICE

The Board then conducted a hearing on the termination of utility service to delinquent accounts. Mr. Mayfield reported that the persons on the termination list provided to the Board 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 show reason why utility service should not be terminated for reason of nonpayment. Following review and discussion, Director Cropper moved to 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 Cronin seconded the motion, which passed by unanimous vote.

ADDITIONAL TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Champion introduced Ms. Nunez and updated the Board on 2025 tax collections.

The Board considered the District's 2026 tax rate. Mr. Ficken reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2026 water, sewer, and drainage debt service tax rate of \$0.011 per \$100 of assessed valuation, based on the District's initial 2026 certified value of \$654,529,259, plus \$14,010,137 representing the uncertified value under protest, and \$10,321,331 of additional pending value. A copy of the debt service tax rate analysis is attached. The Board then discussed the District's operation and maintenance tax rate. Ms. Harrington discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Crafton moved to (1) set the public hearing date for October 15, 2026; and (2) authorize the tax assessor/collector to publish notice in the Cypress Creek Mirror of the District's meeting on October 15, 2026, to conduct a public hearing on the proposed 2026 total tax rate of \$0.37 per \$100 of assessed valuation, with \$0.011 allocated for debt service on water, sewer, and drainage bonds, and \$0.359 allocated for operations and maintenance. Director Cronin seconded the motion, which passed by unanimous vote.

REPORT FROM PARKS COMMITTEE

Director Cronin updated the Board regarding the ribbon cutting for the joint Coles Crossing Recreational Trail Signage Project.

Director Crafton updated the Board regarding potential park projects.

RECREATIONAL AND LANDSCAPE FACILITIES

Mr. Murr presented and reviewed a landscape maintenance report, a copy of which is attached.

ENGINEERING MATTERS

Mr. Burke presented and reviewed the engineer's report, a copy of which is attached.

Mr. Burke updated the Board regarding the SCADA (Supervisory Control and Data Acquisition) report and associated cost estimate.

Mr. Burke updated the Board regarding the upcoming construction of water transmission lines for Project 37E, to be undertaken by the North Harris County Regional Water Authority (the "NHCRWA").

Mr. Burke updated the Board regarding the upcoming construction of surface water conversion lines for Project 37J, to be undertaken by the NHCRWA.

Mr. Burke updated the Board regarding the drainage improvements project on Twisting Ivy Lane in the Park at Arbordale, noting the revised Right of Entry and Maintenance Agreement has been provided to the affected homeowners for review and execution.

Mr. Burke updated the Board on the sanitary sewer evaluation and rehabilitation project.

Mr. Burke updated the Board regarding replacement of the generator at the wastewater treatment plant.

Mr. Burke reviewed a draft 2027 Capital Improvement Plan. The Board discussed project timing, including advancing emergency asphalt trail repairs and fence repairs at the lift stations. Following discussion, the Board requested that Mr. Burke and Mr. Mayfield coordinate regarding fence replacement options and present their recommendations at a future meeting.

Director Crafton left the meeting.

Following review and discussion, Director Moore moved to approve the engineer's report. Director Cropper seconded the motion, which passed by a vote of 4-0 with Director Crafton being absent from the vote.

MAINTENANCE AND REPAIRS TO DISTRICT AND JOINT DRAINAGE AND DETENTION FACILITIES

Ms. Luper presented and reviewed SWS's monthly storm water management program report, a copy of which is attached.

Director Crafton rejoined the meeting.

UPDATE ON RIGHTS OF ENTRY FOR THE PARK AT ARBORDALE DRAINAGE SWALE PROJECT

The Board discussed ratifying the revised Right of Entry and Maintenance Agreements with affected residents in the Park at Arbordale. Following review and discussion, Director Coleman moved to ratify the revised Right of Entry and Maintenance Agreements. Director Moore seconded the motion, which passed by unanimous vote.

UPDATE ON POTENTIAL CONVEYANCE OF PARK TRACTS

Director Crafton reviewed a proposal from The Ambrose Group to appraise the Kahn tract and the entire daycare tract at a cost of \$6,000.00, with an option to appraise the daycare tract as two separate parcels at an additional cost of \$2,000.00. Following review and discussion, Director Cropper moved to: (1) approve the proposal, including the separate appraisal of the two daycare parcels, for a total cost of \$8,000.00; and (2) direct that the proposal be filed appropriately and retained in the District's official records. Director Moore seconded the motion, which passed by unanimous vote.

REVIEW AND RECEIVE UPDATED PRESENTATION REGARDING WATER RATE STUDY AND, IF APPROPRIATE, AMEND THE DISTRICT'S RATE ORDER

Ms. Foss reviewed a chart summarizing water usage for the homeowners' associations, a copy of which is attached. Following discussion, the Board concurred to present the chart at the upcoming quarterly joint special meeting with Harris County Municipal Utility District No. 364 ("MUD 364").

The Board deferred amending the District's Rate Order.

COMMUNICATION MATTERS, INCLUDING REPORT FROM COMMUNICATIONS COMMITTEE AND UPDATES TO DISTRICT WEBSITE

The Board discussed posting information regarding upcoming projects on the District's website.

COMMUNITY EVENTS, INCLUDING CONSIDER CONTRIBUTION REQUESTS

The Board discussed the upcoming National Night Out Event ("NNO Event") and considered donating up to \$500.00 to the Coles Crossing Community Association, Inc. for the event. Following discussion, Director Cropper moved to authorize a District donation of up to \$500.00 for the NNO Event. Director Moore seconded the motion, which passed by unanimous vote.

The Board discussed the upcoming annual Turkey Trot event in the District and considered setting up a District table at the event. Following discussion, Director Cropper moved to authorize expenditures of up to \$500.00 for the Turkey Trot event. Director Moore seconded the motion, which passed by unanimous vote.

SECURITY MATTERS

The Board reviewed an updated map for inclusion in the Interlocal Agreement for Law Enforcement Services through the Harris County Sheriff's Department. Following discussion, Director Moore moved to approve the updated map for inclusion in the Agreement. Director Coleman seconded the motion, which passed by unanimous vote.

ATTORNEY'S REPORT

Ms. Harrington reported that the Interlocal Agreement with Harris-Galveston Subsidence District was on the Harris County Commissioners Court agenda for September 17, 2026.

MEETING SCHEDULE

The Board concurred to hold the October regular meeting on October 15, 2026, at 12:00 p.m., at the offices of ABHR. It was noted that the next quarterly joint special meeting with MUD 364 will be held on October 27, 2026, at 6:00 p.m.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.072, TEXAS GOVERNMENT CODE, TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY

The Board convened in executive session at 1:59 p.m., pursuant to Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease, or value of real property. Ms. Harrington and Ms. Guerrero were also present.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION REGARDING THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY

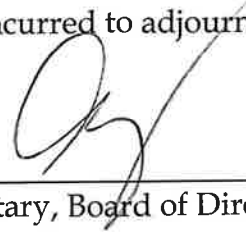
The Board reconvened in open session at 2:04 p.m. No action was taken by the Board.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.076, TEXAS GOVERNMENT CODE, TO DELIBERATE THE DEPLOYMENT, OR SPECIFIC OCCASIONS FOR IMPLEMENTATION, OF SECURITY PERSONNEL OR DEVICES, OR A SECURITY AUDIT

The Board did not convene in executive session pursuant to Section 551.076, Texas Government Code.

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




Secretary, Board of Directors

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