MINUTES
HARRIS-WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 5

September 17, 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 17th day of September, 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 Director Loyd, thus constituting a quorum.

Also attending the meeting were Shamar O'Bryant of Starwood Land; 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 of Quiddity Engineering, LLC ("Quiddity"); Rebecca Marcucci and Mia Chapa of Municipal District Services, LLC ("MDS"); and Jessica Holoubek, Finn Corbett, and Merry Heyne of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no comments from the public.

APPROVE MINUTES

The Board considered approving the minutes of the August 20, 2026, regular meeting. After review and discussion, Director Taylor moved to approve the meeting minutes, as presented. Director Hernandez seconded the motion, which passed unanimously.

SECURITY MATTERS

Director Hernandez discussed security matters in the District. The Board reviewed the security patrol report provided by On-Site Protection LLC, a copy of which is attached.

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 Hernandez moved to approve the bookkeeper's report and the checks presented for payment. Director Gay 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.

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

DISCUSS 2026 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

The Board considered the District's 2026 tax rate. Mr. Wood presented a tax rate analysis of the recommended District tax rate, a copy of which is attached. Discussion ensued, and the Board determined to publish notice of the 2026 tax rate at $1.50 per $100 of assessed valuation, with $0.425 allocated to utility debt service, $0.34 allocated to maintenance and operations, $0.235 allocated to road debt service, and a contract tax rate of $0.50 per $100 of assessed valuation. The Board then discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Simon moved to (1) set a public hearing date to adopt the tax rate on October 15, 2026; and (2) authorize the tax assessor/collector to publish notice of the tax hearing on October 15, 2026, to set the proposed 2026 total tax rate of $1.50 per $100 of assessed valuation. Director Taylor 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 5 uncollectible accounts in the amount of $1,779.15 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 5 uncollectible accounts in the amount of $1,779.15 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 Gay 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 recommended approval of Change Order No. 1 to the contract with Infrastructure Construction Services to decrease the contract in the amount of -$22,819.00. Mr. Bozoarth also reviewed a proposal from Semarck Landscape Services ("Semarck") in the amount of $1,924.70 for repair of landscaping disturbed by the installation of the ramps.

Mr. Bozoarth updated the Board on Schlipf Road Drainage. He stated that bids were received for Schlipf Road Drainage. He recommended that the Board award the contract to the low bidder, Allgood Construction Co., Inc. ("Allgood"), in the amount of $50,906.39. The Board concurred that, in its judgment, Allgood 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 Taylor moved to (1) approve the engineer's report; (2) approve the Change Order as presented, based upon the Board's finding that the Change Order is beneficial to the District and the District engineer's recommendation; (3) approve the proposal from Semarck, as discussed; and (4) award the construction contract, 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 contractor. Director Gay seconded the motion, which passed unanimously.

PARK AND RECREATIONAL FACILITIES MATTERS

Ms. Holoubek reviewed KGA/DeForest Design, LLC's ("KGA") landscaping report on behalf of KGA, a copy of which is attached.

Ms. Holoubek, on behalf of KGA, updated the Board on Sunterra Corner Park Parking Lot Improvements. She reviewed and recommended approval of Pay Estimate No. 3 in the amount of $274,122.86, 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 Gay 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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