MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 439

September 10, 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 10th 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:

Adam Kramer	President
Jonathan Reichek	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 Reichek, thus constituting a quorum.

Also attending were Itiel Kaplan of Maple Development; Danna Sivan of Texas Group; Karen Sears of Storm Water Solutions, LLC; Derek Davenport and Daisy Baena of McLennan & Associates, L.P.; Reagan Rucker of IDS Engineering Group ("IDS"); Odett Champion of Bob Leared Interests, Inc.; and Hannah Brook and Veronica Seguin of Allen Boone Humphries Robinson LLP. Craig Rathmann of Rathmann & Associates, L.P. attended via teleconference.

PUBLIC COMMENTS

There were no public comments.

MINUTES

The Board considered approving the minutes of the August 13, 2026, regular meeting. Following review and discussion, Director Burgess moved to approve the minutes as presented. 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 Kainer moved to approve the bookkeeper's report and payment of the bills. Director Burgess 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.

After review and discussion, Director Burgess moved to approve the tax report and payment of the bills from the tax account. Director Zimmerman seconded the motion, which passed unanimously.

ENGINEER'S REPORT

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

Ms. Rucker updated the Board on the Wayside Village, Section 7, water, sewer and drainage project.

DEEDS AND EASEMENTS

There was no discussion on this agenda item.

ANNEXATION MATTERS

The Board, Ms. Sivan and Mr. Kaplan discussed the potential annexation of a 19-acre tract (the "Tract") into the District. A copy of the proposed land plan is attached.

Ms. Brook presented and reviewed an Annexation Letter Agreement between the District providing for the terms of the study for potential annexation of the Tract into the District, including a $10,000 deposit requirement from the prospective developers.

After review and discussion, Director Burgess moved to (1) approve the Annexation Letter Agreement, as discussed; and (2) authorize the engineer and District consultants to conduct a feasibility study on proposed Tract annexation, subject to receipt of the $10,000 deposit by the bookkeeper. Directo Kainer seconded the motion, which passed unanimously.

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. Brook presented and reviewed a Release of Assignment of Reimbursements and Security Agreement between LGI Homes-Texas, LLC and Cove Matrix Development, Ltd., for consent and acknowledgement by the District. After review and discussion, Director Burgess moved to consent and acknowledge the Release of Assignment of Reimbursements and Security Agreement, as presented. Director Kainer seconded the motion, which passed unanimously.

ATTORNEY'S REPORT

The Board concurred to hold the next regular meeting on October 8, 2026, at 12:30 p.m.

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. Rathmann 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 $0.60 per $100 of assessed valuation, based on the District's initial 2026 certified value of $203,218,393. A copy of the debt service tax rate analysis is attached. The Board then discussed the District's operation and maintenance tax rate. Ms. Brook discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Burgess moved to: (1) set the public hearing date for October 8, 2026; and (2) authorize the tax assessor/collector to publish notice of the District's meeting on October 8, 2026, to set the proposed 2026 total tax rate of $0.80 per $100 of assessed valuation, with $0.60 allocated for debt service on water, sewer, and drainage bonds and $0.20 allocated for operations and maintenance. Director Zimmerman seconded the motion, which passed unanimously.

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

Secretary, Board of Directors



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