

## WEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4

Minutes of Meeting of Board of Directors  
September 28, 2026

The Board of Directors ("Board") of West Harris County Municipal Utility District No. 4 ("District") met on September 28, 2026 at 303 Bridge Crest Blvd., Houston, Harris County, Texas, in accordance with the duly posted notice of said meeting, with a quorum of Directors present as follows:

Mary Gomez, President  
Hannah Affram, Vice President  
Anthony Rodriguez, Secretary  
Jack Patel, Assistant Secretary  
Michael Cummings, Treasurer

and the following absent:

None.

Also present were Mr. Corey Howell, the District's financial advisor, Ms. Jennifer Hanna, the District's auditor, Mr. Carlous Smith, the District's operator; Ms. Michelle Guerrero, the District's tax assessor-collector; Mr. Bob Ideus, the District's bookkeeper; Mr. Sean Humble, the District's engineer; Ms. Charlotte F. Aaronson and Ms. Jennifer B. Seipel, attorneys for the District.

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

1. The Board opened the floor for public comment. None was received.
2. The Board reviewed the minutes of the meeting held on August 24, 2026. Upon motion duly made, seconded and unanimously carried, the Board approved the minutes as presented.
3. The Board then discussed the engagement of law enforcement services. After some discussion, the Board requested a 2 p.m. to 10 p.m. shift with full weekend coverage.
4. Ms. Guerrero presented the tax assessor-collector's report, copy attached, which showed 97.93% collections for 2025 taxes as of the date of the report, with such collection's percentage continuing to increase. Upon motion duly made, seconded and unanimously carried, the Board approved the tax assessor-collector's report and the checks listed thereon as presented.

5. The Board then recognized Corey Howell, the District's financial advisor, who presented a cash flow analysis and recommendation with respect to the District's 2026 tax rate. The Board reviewed the analysis and recommendation, as well as the 2026 voter-approval tax rate worksheet. The Board considered the attached Resolution Finding District to be Low Tax Rate, Developed, Developing, or Developed District in a Declared Disaster Area, Calling Public Hearing on 2026 Tax Rate, and Authorizing Tax Assessor-Collector to Prepare and Publish Notice of the Public Hearing. After discussion, upon unanimous vote, the Board found that the District is a Developed district under Texas Water Code §49.23602 and adopted the attached Resolution so stating. The Board also authorized publication of a Notice of a Public Hearing on October 26, 2026, at which the Board will consider adoption of a total 2026 tax rate of \$0.734 per \$100 assessed valuation, which the Board noted consists of a debt service tax of \$0.0 and a maintenance tax of \$0.734.

6. The attorney noted that after considering a proposed tax rate and following the adoption of a budget for the upcoming fiscal year, the District must update the transparency report required by Section 26.18 of the Texas Tax Code. Upon unanimous vote, the Board authorized the attorney to update the compliance document and post it on the internet.

7. Mr. Ideus presented the bookkeeper's report, copy attached. He noted that the District is in the eleventh month of its fiscal year. The Board then discussed the Badger Meter invoices. The attorney for the district noted that Badger Meter will correct the invoices and issue a credit for the unit price error. In addition, the attorney and operator noted that they will coordinate on the number of warranty and decommissioned endpoints to correct the number of service units. Upon motion made, seconded, and duly carried, the Board approved the bookkeeper's report as presented.

8. The Board then considered the operating budget for the September 30, 2027 fiscal year end. Upon motion duly made and seconded, the Board unanimously approved the budget as presented.

9. Ms. Hanna, the District's auditor, then presented a fee proposal to perform the District's audit for the fiscal year ending on September 30, 2026. She noted that the fee range for the audit was consistent with the fee charged last year by her firm to perform such services. Subject to that discussion, the Board authorized the auditor to perform the District's audit.

10. Mr. Smith presented the operator's report, copy attached. He noted 567 connections in the District with 93.07% water accountability for the previous month. The District's wastewater treatment plant operated at 36.1% of its capacity. Mr. Smith reported on several routine repairs during the prior month. The operator then reviewed a list of delinquent accounts to the Board for termination of utility service. The operator then presented photos of the damaged fence at the water plant and a quote for repairs. After a brief discussion, the Board requested the operator coordinate with Fencecrete to discuss the repairs noting the fence was recently repaired at the same spot. After discussion, upon motion duly made, seconded and unanimously carried, the Board approved the operator's report and action items thereon as presented.

11. Mr. Humble presented the engineer's report, copy attached. With regard to the Chelford City MUD wastewater treatment plant, the engineer noted that design plans will need to begin in the second quarter of 2027. The attorney for the District noted that she will check back in with the Chelford City MUD at the beginning of next year to discuss the capacity purchase agreement. Mr. Humble also stated that the District is scheduled to receive surface water from the West Harris County Regional Water Authority ("WHCRWA") in the second quarter of 2028. He noted that the District will be required to construct waterlines from the meter to the ground storage tanks as well as the necessary disinfection conversion for which the District will be reimbursed by the WHCRWA. He further noted that design plans will need to begin early next year. Mr. Humble then stated that he will prepare the bid documents for the water tank re-coating project. Mr. Humble then stated that he responded to the outstanding violations from the TCEQ, noting that the District's emergency preparedness plan was updated and submitted to the TCEQ for approval and that he has submitted documentation to the TCEQ clarifying the discrepancy in the size of the booster pumps.

There being no further business to come before the Board, the meeting was adjourned.

  
Secretary