HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 569

Minutes of the Meeting of Board of Directors
October 12, 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 October 12, 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 Directors Luton and Pecina, thus constituting a quorum.

Also present were: Janet Baccus and Paul Rabalais of Quiddity Engineering, LLC ("Quiddity"); Jennifer Abad of Municipal Accounts & Consulting, L.P. ("MA&C"); Charlie Chapline and Mia Hargrove of Municipal District Services, LLC ("MDS"); David Wood of Cedar Creek Municipal Advisors, LLC ("Cedar Creek"); Shamar O'Bryant on behalf of Astro Sunterra, L.P. ("Astro Sunterra"); Patty Rodriguez of BLICO, Inc., dba Bob Leared Interests ("BLICO"); Guillermo Machado, who entered later in the meeting as noted herein, and Cort King of Read King Commercial Properties, Inc. ("Read King"); Heather Boring, member of the public; and Christina Cole 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 September 14, 2026. After discussion, it was moved by Director Norris, seconded by Director Bohem and unanimously carried, that the minutes of the September 14, 2026 Board meeting be approved, as written.

ACCEPT RESIGNATION OF DIRECTOR

The Board next discussed the resignation of Director Luton from the Board of Directors. Ms. Cole noted that a resignation letter had been received from Mr. Luton and she reviewed same

with the Board. Upon motion duly made by Director Norris, seconded by Director Boehm and unanimously carried, said resignation was accepted.

APPOINTMENT OF NEW DIRECTOR

The Board next considered the appointment of a new director to fill the vacancy on the Board of Directors created by the resignation of Nicholas Luton. After discussion on the matter, Director Norris moved that Heather Boring be appointed as a member of the Board of the District to fill the unexpired term of Nicholas Luton. Director Boehm seconded said motion, which carried unanimously.

QUALIFICATION STATEMENT, OFFICIAL BOND, OATH OF OFFICE, AND AFFIDAVIT OF CURRENT DIRECTOR

The Board next considered acceptance of the Qualification Statement, Official Bond, Oath of Office, and Affidavit of Current Director for Director Boring. In that regard, Director Boring presented her Qualification Statement, Official Bond, and Affidavit of Current Director, and took her Oath of Office. It was then moved by Director Norris, seconded by Director Boehm and unanimously carried that the Board accept said Qualification Statement, Official Bond, Oath of Office, and Affidavit of Current Director and declare Heather Boring to be a duly appointed and qualified director of the District. Director Boring then participated in the remainder of the meeting.

ELECTION NOT TO DISCLOSE CERTAIN INFORMATION

The Board considered the acceptance of an Election Not to Disclose Certain Information from Director Boring. In that regard, Director Boring presented her Election Not to Disclose Certain Information. After discussion on the matter, it was moved by Director Norris, seconded by Director Boehm and unanimously carried, that the Board approve said Election Not to Disclose Certain Information.

ELECTION OF OFFICERS

The next item to be considered was the reorganization of the Board and election of officers. The Board called for a nomination for the office of Vice President. After discussion, Director Boehm was nominated for that office. A vote was called, and upon motion duly made by Director Norris, seconded by Director Boehm and unanimously carried, Director Boehm was duly elected Vice President of the Board and District.

The Board then called for a nomination for the office of Assistant Secretary. After discussion, Director Boring was nominated for that office. A vote was called, and upon motion duly made by Director Norris, seconded by Director Boehm and unanimously carried, Director Boring was duly elected Assistant Secretary of the Board and District.

DISTRICT REGISTRATION FORM

The Board next considered authorizing the preparation and filing of a new District Registration Form, as required by the rules of the Texas Commission on Environmental Quality ("TCEQ"). Ms. Cole explained that, in accordance with certain provisions of the Texas Water Code, municipal utility districts are required to file the names, mailing addresses, officer positions and terms of new directors with the TCEQ within thirty days (30) after an election or appointment. She advised that with the Board's approval, SPH will prepare an updated District Registration Form and will file same with the TCEQ. After discussion of the matter, Director Norris moved that the Board authorize SPH to complete the District Registration Form and file same with the TCEQ. Director Boehm seconded said motion, which unanimously carried.

PREPARATION AND MAINTENANCE OF LOCAL GOVERNMENT OFFICERS LIST

Ms. Cole advised the Board that, pursuant to Chapter 176 of the Texas Local Government Code, the District is required to maintain a list of Local Government Officers, which includes the members of the Board and the District's Investment Officers, in connection with conflict of interest disclosure requirements. After discussion on the matter, Director Norris moved that the District update its list of local government officers as required by law. Director Boehm seconded said motion, which unanimously carried.

DIRECTOR TRAINING REQUIREMENTS

Ms. Cole next discussed with Director Boring the training requirements for public officials. She advised that public officials, including directors of a municipal utility district, must complete separate training courses regarding the Texas Open Meetings Act ("OMA") and the Texas Public Information Act ("PIA"). Ms. Cole presented to and reviewed with Director Boring a memorandum prepared by SPH which summarizes the training requirements. She advised that the deadline for public officials to complete their training is the 90th day after they either take their oath of office or otherwise assume their responsibilities as a public official. Ms. Cole noted that the Texas Attorney General has prepared an online course which satisfies the training requirements for both the OMA and PIA. She further noted that it is the responsibility of Director Boring to ensure that she completes her training by the deadline.

DISCUSSION OF CONFLICTS DISCLOSURE REPORTING REQUIREMENTS

Ms. Cole next advised the Board that Director Boring had also been provided with a Memorandum prepared by SPH and a questionnaire regarding conflict of interest disclosure reporting and discussed same. Ms. Cole further advised that Director Boring has completed the conflict of interest questionnaire.

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 September 30, 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 A**. 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.

DELINQUENT TAX COLLECTIONS REPORT

The Board deferred review of a Delinquent Tax Collections Attorney's Report after noting that said report is presented on a quarterly basis and that no report had been prepared for this Board meeting.

PUBLIC HEARING REGARDING ADOPTION OF THE DISTRICT'S 2026 TAX RATE, LEVY OF THE DISTRICT'S 2026 TAX RATE, AND ADOPTION OF AN ORDER IN CONNECTION THEREWITH

The Board conducted a hearing regarding the imposition of a proposed debt service tax rate, a maintenance tax, and contract tax rate for 2026. There being no comments presented from the public, such hearing was then closed.

The Board then discussed the setting of the District's 2026 tax rate and levying the District's 2026 taxes. Ms. Rodriguez confirmed that notice of the District's intent to adopt and levy a 2026 tax rate had been published in accordance with all legal requirements and as directed at the previous meeting. After discussion on the matter, Director Norris moved that: (i) the Board levy a debt service tax rate of $0.64 per $100 of assessed valuation, a maintenance tax rate of $0.34 per $100 of assessed valuation, and a contract tax rate of $0.52 per $100 of assessed valuation, resulting in a total 2026 tax rate of $1.50 per $100 of assessed valuation; and (ii) the Order Levying Taxes attached hereto as **Exhibit B** be adopted in connection therewith and the President be authorized to execute and the Secretary to attest same on behalf of the Board and the District. Director Boehm seconded said motion, which carried unanimously.

AMENDMENT TO DISTRICT INFORMATION FORM

Ms. Cole presented and discussed with the Board a proposed Amendment to the District Information Form relative to the levy of the District's 2026 tax rate. After discussion, Director Norris moved that said Amendment be approved and that the Board members present be authorized to execute same on behalf of the Board and the District. Director Boehm seconded said motion which carried unanimously.

Mr. Machado entered the meeting at this time.

OPERATOR'S REPORT

Ms. Hargrove presented to and reviewed with the Board the Operations Report dated October 12, 2026, a copy of which is attached is attached hereto as **Exhibit C**. She advised the Board that there are two (2) delinquent accounts in the total amount of $530.32, 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

Ms. Baccus presented to and reviewed with the Board an Engineering Report dated October 9, 2026, a copy of which is attached hereto as **Exhibit D**, relative to the status of various engineering and construction projects within the District. Upon review, Director Norris moved that the Engineering Report and all actions noted therein be approved as recommended by Quiddity. Director Boehm seconded the motion, which unanimously carried.

BOND APPLICATION REPORTS FOR PROPOSED ISSUANCE OF $4,515,000 UNLIMITED TAX BONDS, SERIES 2027 ("SERIES 2027 BONDS") AND $1,230,000 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 Report in connection with the proposed issuance of the District's Series 2027 Bonds and Series 2027 Park Bonds. In that regard, he noted that the Report was declared administratively complete by the Texas Commission on Environmental Quality ("TCEQ") on October 8, 2026, and is currently under review by the TCEQ.

BOND ANTICIPATION NOTES, SERIES 2026

The Board next considered the proposed issuance of the District's $2,365,000 Bond Anticipation Note, Series 2026 relative to the purchase of water, sewer, and drainage facilities and $645,000 Bond Anticipation Note, Series 2026 relative to the purchase of recreational facilities (collectively, the "2026 BANs"). After discussion, Director Norris moved that the Board: (i) authorize the District's financial advisor to negotiate the sales of the 2026 BANs, (ii) engage Forvis Mazars, LLP to prepare an audit of payments to the developer(s) out of the proceeds of the 2026 BANs (a copy of the engagement letter is attached hereto as **Exhibit E**), and (iii) authorize the use of BaseFund portal for closings and transaction wire fraud insurance. Director Boehm seconded the motion, which unanimously carried.

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

The Board next considered the status of application to the TCEQ requesting approval for use of surplus funds and interest earned on construction funds. It was noted that the application was declared administratively complete by the TCEQ on September 22, 2026, and is currently under review by the TCEQ.

SILT SOLUTIONS, INC.

The Board next considered a report from Silt Solutions, Inc. ("SSI") in connection with storm water pollution and prevention services. Ms. Cole advised that SSI provided a report for the period September 16, 2026 through October 5, 2026, a copy of which is attached hereto as **Exhibit**

F.

LANDSCAPE ARCHITECT REPORT(S)

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

The Board considered acceptance of a Quitclaim Conveyance of Facilities for Hardscape, Landscape, and Irrigation Improvements in Sunterra Sections 37-39, and 41 (Earth First Landscapes, LLC). Following discussion, Director Norris moved that the Conveyance be accepted by the District. Director Boehm seconded the motion, which unanimously carried.

BOOKKEEPER'S REPORT

Ms. Abad presented to and reviewed with the Board the Bookkeeper's Report dated October 12, 2026, attached hereto as **Exhibit G**, including the disbursements presented for payment, as prepared by MA&C. Ms. Abad also presented to and reviewed with the Board a Quarterly Investment Inventory Report for the investment period ended August 31, 2026, a copy of which report is included in the Bookkeeper's Report. After discussion, it was moved by Director Norris that (i) the Bookkeeper's Report be approved, and that the disbursements identified in the Bookkeeper's Report be authorized for payment, and (ii) the Quarterly Investment Report for the investment period ended August 31, 2026, be approved as presented, and the Investment Officers of the District be authorized to execute same on behalf of the Board and the District. Director Boehm seconded said motion, which unanimously carried.

RESOLUTION REGARDING REVIEW OF INVESTMENT POLICY

As the next order of business, the Board considered approval of a Resolution Regarding Review of Order Establishing Policy for Investment of District Funds and Appointing Investment Officer. Ms. Cole advised the Board that SPH is not recommending any changes to the Investment Policy at this time. After discussion, Director Norris moved that the Resolution Regarding Review of Order Establishing Policy for Investment of District Funds and Appointing Investment Officer, attached hereto as **Exhibit H**, be adopted to reflect that the Order Establishing Policy for Investment of District Funds and Appointing Investment Officer adopted on September 8, 2025, was thereby affirmed and shall remain in effect until amended. Director Boehm seconded the motion, which carried unanimously.

RESOLUTION ADOPTING LIST OF QUALIFIED BROKERS AUTHORIZED TO ENGAGE IN INVESTMENT TRANSACTIONS WITH THE DISTRICT

The Board considered adopting a list of qualified brokers authorized to engage in investment transactions with the District. Ms. Cole presented to and reviewed with the Board a Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District (the "Resolution"), and a list of financial institutions, brokers and dealers attached thereto, together with a comparison of the list submitted and the list previously adopted by the Board, copies of which are attached hereto as **Exhibit I**. She further noted that the broker list presented is a list of potential institutions with which the District may engage in investment

transactions compiled with the input of the District's Investment Officer, but it is ultimately the Board's decision as to where the District's funds are actually placed. After discussion, Director Norris moved that the Resolution be approved by the Board and the District, and that the President and Secretary be authorized to execute same. Director Boehm seconded said motion, which unanimously carried.

DEVELOPER'S REPORT

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

STATUS OF 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 next considered 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. Following discussion, Director Boehm moved that the Board approve the Utility Development Agreements between the District and Read King, subject to receipt of comments from the developer, authorize the President to execute same on behalf of the Board and the District, and authorize SPH to accept and acknowledge the associated Texas Ethics Commission 1295 Forms. Director Norris seconded the motion, which unanimously carried. The Board deferred approval of the (i) Petition for Additional of Land to the District, and (ii) 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. Cole presented to and reviewed with the Board a Security Patrol Report prepared by On-Site Services, LLC for the month of September 2026, a copy of which is attached hereto as **Exhibit J**. No action was taken by the Board at this time.

ATTORNEY'S REPORT

The Board next considered the Attorney's Report. In connection therewith, Ms. Cole presented correspondence from McCall, Parkhurst & Horton, L.L.P. relative to the annual filing report pursuant to SEC Rule 15c2-12 and Annual Financial and Operating Report regarding same, attached hereto as **Exhibit K**.

FUTURE AGENDA ITEMS

The Board next considered matters for possible placement on future agendas. It was noted that an item related to amendment of the District's operating budget will be included on the November agenda.

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



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LIST OF ATTACHMENTS

EXHIBIT A	Tax Assessor-Collector's Report
EXHIBIT B	Order Levying Taxes
EXHIBIT C	Operations Report
EXHIBIT D	Engineering Report
EXHIBIT E	Engagement Letter - Forvis Mazars, LLP
EXHIBIT F	Report provided by Silt Solutions, Inc.
EXHIBIT G	Bookkeeper's Report
EXHIBIT H	Resolution Regarding Review of Order Establishing Policy for Investment of District Funds and Appointing Investment Officer
EXHIBIT I	Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District
EXHIBIT J	Security Patrol Report
EXHIBIT K	Correspondence from McCall, Parkhurst & Horton, L.L.P.