HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 416

Minutes of Meeting of Board of Directors
October 8, 2026

The Board of Directors ("Board") of Harris County Municipal Utility District No. 416 ("District") met at 2727 Allen Parkway, Suite 1075, Houston, Texas 77019, in accordance with the duly posted notice of the meeting, with a quorum of directors present as follows:

Mr. Christopher C. Hughes, President
Mr. William L. Shappley, III, Secretary
Mr. Thomas A. Cook, Assistant Secretary
Mr. Reed Tinsley, Assistant Secretary

and the following directors absent:

None.

Also present were: District residents Mr. Scott Zimmerman and Mr. Gary Brinkley; Ms. Lynnette R. Tujague of Municipal Financial Management Inc.; Ms. Brenda McLaughlin of Bob Leared Interests; Mr. Spencer Day of Masterson Advisors; Mr. Garrett McCray of Storm Water Solutions; Mr. Kenrick Piercy and Mr. Graham Hall of EHRA; Mr. Mark Gehringer of Caldwell Companies; and Mr. Douglas McNiel and Mr. J. Davis Bonham, Jr. of Smith, Murdaugh, Little & Bonham, L.L.P.

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

1. The Board opened the meeting for public comment, hearing none, the President continued with the agenda.

2. The Board considered the minutes of the meeting held September 10, 2026. Upon motion duly made, seconded, and unanimously carried, the Board approved the minutes as presented.

3. The Board accepted the resignation of Director Richard Godwin. Then, Mr. Gary Brinkley introduced himself to the Board and the consultants. Mr. Brinkley is older than 18 years of age, a homeowner in the District, and is an eligible voter in the District. Mr. Brinkley stated his interest in being appointed to the Board of Directors and presented his oath and statement of appointed official and his director questionnaires. The attorney reviewed and confirmed Mr. Brinkley's qualifications. Upon unanimous consent, the Board appointed Mr. Brinkley to the Board position vacated by Director Godwin.

Following the appointment of Director Brinkley, the Board considered the slate of officers for the Board of Directors. After discussion, upon motion duly made, seconded, and unanimously carried, the Board approved the following slate of officers:

Mr. Christopher C. Hughes, President
Mr. Thomas A. Cook, Vice President
Mr. William L. Shappley, III, Secretary
Mr. Reed Tinsley, Assistant Secretary
Mr. Gary Brinkley, Director

4. The Board then recognized Spencer Day of Masterson Advisors. Mr. Day addressed the Board regarding the proposed sale of the District's Series 2026 Unlimited Tax Bonds. Mr. Day reviewed the Preliminary Official Statement and Notice of Sale in detail with the Board. Upon motion duly made, seconded, and unanimously carried, the Board approved the Resolution Approving, Deeming Final, and Authorizing Issuance and Distribution of Preliminary Official Statement, approved Notice of Sale and Official Bid Form for Series 2026 Bonds and authorized publication of notices of sale for Series 2026 Bonds.

5. The Board recognized Ms. Lynnette Tujague who presented the bookkeeper's report. The Board reviewed the report in detail. Upon motion duly made, seconded, and unanimously carried, the Board approved the bookkeeper's report and authorized payment of the checks listed thereon.

6. The Board recognized Ms. Brenda McLaughlin who presented the tax assessor-collector's report. The 2025 taxes are 99.296% collected as of the date of the report. The Board reviewed and discussed the District's delinquent accounts in detail. Upon motion duly made, seconded, and unanimously carried, the Board approved the report as presented.

7. The Board then confirmed the publication of notice of the District's intent to hold a public hearing and set the 2026 tax rate at this meeting. Accordingly, the Board opened a public hearing on the District's proposed 2026 tax rate. It appeared that the Harris County Appraisal District had heretofore prepared and certified to the District's tax assessor-collector the final 2026 appraisal roll of the District. The Board then discussed the tax rate. The public hearing was then closed.

8. The Board then considered the Order Setting Tax Rate, Approving Tax Roll, and Levying Debt Service and Maintenance and Operation Tax for the Year 2026. It was moved, seconded and carried that there be passed and adopted the attached Order accepting the final appraisal roll and setting a maintenance and operations rate of $0.23 per $100 in taxable valuation and a debt service tax rate of $0.37 per $100 in taxable valuation, with Director Tinsley voting nay.

9. The Board then considered the Amendment to Statement of Directors. Upon duly made, seconded, and unanimously carried, the Board approved the amendment to statement of directors reflected the 2026 tax rate as presented.

10. The Board recognized Mr. Mark Gehringer who introduced himself as a representative of Caldwell Companies. Mr. Gehringer did not have a developer's report to present.

11. The Board reviewed the Agreement with Willowcreek Ranch HOA for Recreational Improvements. The Board reviewed the equipment to be purchased by the

Willowcreek Ranch HOA. After discussion, upon motion duly made, seconded, and unanimously carried, the Board approved the Agreement with Willowcreek Ranch HOA for Recreational Improvements.

12. The Board discussed the use of motorized vehicles on District property. After a discussion, the Board instructed the attorney to present a draft of the District's Park Rules with a prohibition on motorized vehicles on District Property at the November meeting.

13. The Board recognized Mr. Garrett McCray who presented the drainage maintenance report in detail. Upon motion duly made, seconded and unanimously carried approved the report as presented.

14. The Board then recognized Mr. Kenrick Piercy who presented the engineer's report and reviewed the status of ongoing projects in detail. First, the engineer requested the Board's authorization to award the Texas Dandy Internal Roadside Ditch Drainage project to Rebel Contractor's Inc. in the amount of $132,389.50. Then, the engineer presented Change Order No. 1 in the amount of $9,000 for the addition of the Wall Cap Stone for the Recreational Center Wall Replacement project. Upon motion, duly made and seconded, the Board approved the engineers' report as presented and approved the action items contained therein.

15. The attorney then requested that the Board enter executive session to discuss the District's deliberations regarding real property pursuant to Texas Government Code Section 551.072.

The Board entered executive session at 11:30 a.m. and exited executive session at 11:55 a.m.

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

Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 416

AMENDED NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested parties that the board of directors of Harris County Municipal Utility District No. 416 will hold a public meeting at **2727 Allen Parkway, Suite 1075, Houston, Texas 77019.**

The meeting will be held at **10:30 a.m. on Thursday, October 8, 2026.**

The items of business to be considered and transacted at said meeting are as follows:

1. Public comments
2. Minutes of Board of Directors Meeting(s)
3. Accept resignation of director; Order Appointing Director; approve qualifications, statement of appointed officer, oath of office; questionnaire regarding potential conflicts of interest and memorandum regarding completion of Public Information Act/Open Meetings Act training
4. Preliminary Official Statement, Notice of Sale, and official bid form for Series 2026 Bonds and related documents as necessary
5. Bookkeeper's Report; Checks and Invoices; Investment of District Funds; Depository Pledge Agreement(s)
6. Tax Assessor-Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
7. Public hearing on proposed 2026 tax rate
8. Order Adopting Appraisal Roll and Levying Debt Service Tax and Maintenance and Operation Tax for the Year 2026
9. Amendment of Statement of Directors
10. Developer's Report
11. Agreement with Willowcreek Ranch HOA for Recreational Improvements
12. Discuss Motorized Vehicles on District Property
13. Drainage Facility Maintenance Report; Drainage Permit Matters
14. Engineer's Report; Design of Facilities; Advertisement for Bids; Construction Contract(s), Pay Estimate(s) and Change Order(s); Annexation of Land; Permit Matters; Proposal(s); Agreement(s) for Maintenance of Facilities; Application for Sale of Bonds; Utility Easements; Inspection of Drainage Facilities; Security Matters; Water Plant Site; Appraisal of Improvements
15. Pending Business

J. Davis Bonham, Jr.,
Attorney for District

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