

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248

Minutes of Meeting of Board of Directors

January 8, 2025

A meeting of the Board of Directors ("Board") of Harris County Municipal Utility District No. 248 ("District") was held at 13205 Cypress North Houston Road, Cypress, Texas on Wednesday, January 8, 2025, at which a quorum of Directors was present, as follows:

A. Richard Wilson, President
Marie Godard, Vice President
Deddrick Wilmer, Secretary
Ronda Shepherd, Assistant Secretary
Richard Ford, Director

and the following absent:

None.

Also present were Mr. Jorge Diaz; Ms. Leslie Cook; Ms. Angela Cunningham; Mr. Brian Breeding; Mr. Jerry Homan; Mr. Patrick Newton; Mr. Scott Gray; Ms. Pam McGee; and Ms. Melissa J. Parks, attorney for the District.

The President of 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 floor for public comment. No comments were offered.

2. The Board reviewed the minutes of its meeting held December 11, 2024. Upon unanimous vote, the Board approved the minutes as presented.

3. Jorge Diaz presented the bookkeeper's monthly report. He reviewed the checks reflected thereon for payment of current bills and also requested Board approval of checks No. 9986 through 9990 for payment of fees of office and reimbursements to directors. These checks were not reflected on the report, but they will be next month. Mr. Diaz discussed activity in each District account during the month and then presented the monthly investment report. Mr. Diaz next presented and reviewed a comparison of actual versus budgeted general operating revenues and expenditures during the first nine months of the fiscal year ending March 31, 2025. After further review and discussion of bookkeeping matters, upon unanimous vote, the Board approved the bookkeeper's report as presented and authorized release of all disbursements listed thereon, including checks No. 9986 through 9990.

4. Angela Cunningham presented the tax assessor-collector's monthly reports. Through December 31, the District's 2024 taxes were 13.7% collected, and the 2024 taxes in the Defined Area were 6% collected. Tax payments continue to come in, and the collection percentages are expected to be much higher next month. Ms. Cunningham presented proposed disbursements from the tax account and the Defined Area tax account and noted the remaining account balances upon release. After further discussion of tax matters, upon motion

duly made, seconded, and unanimously carried, the Board approved both monthly reports as presented and authorized release of the disbursements listed thereon.

5. The Board reviewed Orders adopting tax exemptions for the year 2025 in the amount of 20% for general homestead and \$35,000 for over 65/disabled persons. Upon motion by Director Wilmer, seconded by Director Ford, the Board voted unanimously to approve such exemptions.

6. Brian Breeding presented the operator's report, which indicated water accountability for the month at 104%, with 11,691,000 gallons purchased by customers. 759 bills were prepared during the month, including seven refunds.

Mr. Breeding discussed operating activity within the District. He noted that a contractor for Trammell Crow had completed relocation of five fire hydrants, and no issues had arisen. He also reported that the operators replaced a level control float at the Huffmeister lift station. Semiannual service of the generator at the Weiser lift station had been completed; and regarding taps, there were none for the year to date, but the operators soon expect to make some commercial taps in the Weiser Business Park Phase III development. After further discussion of operating matters, the Board voted unanimously to approve the report as presented.

7. The Board discussed update of the Strategic Partnership Agreement business list requested annually by the City of Houston. Mr. Homan and Mr. Breeding noted that the operators are updating the list and will provide it to the attorneys for submission to the City.

8. The Board discussed matters related to the North Harris County Regional Water Authority. Jerry Homan spoke in this regard and reported on activity at recent meetings of the Authority's board. He also discussed bills pending in the soon-to-be-convened session of the Texas legislature that affect the Authority or in which it has interest.

9. The Board discussed provision of a newsletter to District customers to address various matters, including specifically the approaching conversion of the District to the use of surface water. This was discussed briefly at the Board's last meeting, and the Board now further considered the matter, including when best to publish and send a newsletter on this topic. The Board discussed distribution of such a newsletter, including by mail, an email blast, and by posting on the District's website. It could also be posted on the White Oak Springs and White Oak Falls HOAs websites, with links to the District's website. The Board agreed that holding two or three town hall meetings on the subject would benefit District customers, and that the first such meeting should not be held more than six months before conversion. After further discussion, the operators stated they would prepare a draft newsletter, and the Directors agreed to review and discuss it at the February Board meeting.

10. Patrick Newton reviewed the monthly engineer's report. He reported on activity at Weiser Business Park Phase III and noted that some construction is underway. He next addressed rehabilitation of the Huffmeister and White Oak Falls lift stations and requested Board authorization to publish advertisements for bids for these projects. Mr. Newton next reported the engineers continue design of facilities necessary to serve the 290/Huffmeister/Hempstead Road triangle tract, noting the plans are almost ready to submit to the City and Harris County for review. He expects a response between 30 and 60 days after plan submission.

Mr. Newton discussed work needed on the outfall from the White Oak Falls pond and noted that since last month the engineers had obtained proposals from three contractors to address the matter. Champions Hydro-Lawn submitted a proposal for \$79,355.38 to remove and replace the pipe; another entity submitted an \$85,000 proposal for spray lining; and another submitted a \$72,900 proposal for slip lining. Mr. Newton discussed the three proposals in detail with the Board and recommended approval of the proposal to remove and replace the outfall pipe with an HDPE pipe having a 70-year lifespan. He noted the deteriorated pipe was still functional and that replacement was not urgent. As this is the case, Mr. Newton recommended approval of Champions' proposal, and to allow Champions to decide when to begin the work based on weather conditions, its workload, and the like. After discussion, upon motion by Director Godard, seconded by Director Wilmer, the Board voted unanimously to accept the proposal of Champions Hydro-Lawn and authorized it to decide when to begin work on the project. By the same motion, the Board also unanimously authorized the engineers to publish advertisements for bids for the lift station rehabilitations. After further discussion, the Board approved the engineering report.

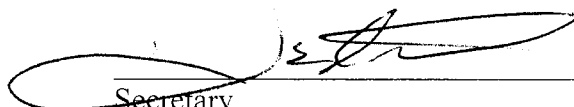
11. Scott Gray presented the monthly detention and drainage facilities report. All District ponds remain in good condition. Mr. Gray reported that Tesla vehicles had again been parked at the District's Reserve at 290 Commons pond. When Mr. Gray notified the manager of the Tesla store, the vehicles were promptly removed. The Board considered authorizing a survey of the property line and installing a temporary fence along it. After further discussion, however, and upon the recommendation of Mr. Gray, the Board agreed to wait a month to observe whether this activity persists. If it does, the Board may direct the District's attorney to write to the dealership calling out the trespass and prohibiting same. After further discussion of detention and drainage facilities, the Board accepted Mr. Gray's report.

12. Ms. Parks reported the attorneys will undertake an annual review of the District's website for compliance with applicable statutes.

13. The Board discussed the upcoming winter conference of the Association of Water Board Directors. Several directors indicated their plans to attend and mentioned seminars of interest.

14. The Board discussed pending business. Ms. Parks reported she had sent a certified letter to the attorney representing Texas Central Railroad in a tax collection lawsuit filed against it. The letter was sent in an attempt to establish formal communications with Texas Central, though it remains to be seen if the attempt is successful. The Board encouraged Ms. Parks to contact the local reporter who aired a story on the issues with occupants of the numerous Texas Central Railroad-owned homes within the District. It may be possible to coordinate efforts in contacting Texas Central and having it acknowledge and address the matter.

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


Secretary

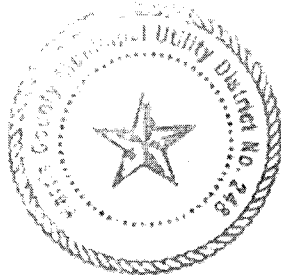
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248
NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested parties that the Board of Directors of the captioned District will hold a public meeting at 13205 Cypress North Houston Road, Cypress, Harris County, Texas.

The meeting will be held at **11:30 a.m. on Wednesday, January 8, 2025.**

The subject of the meeting is to consider and act on the following:

1. Public comments
2. Minutes of meeting held December 11, 2024
3. Bookkeeper's report; review of checks and invoices; payment of bills; investment of District funds
4. Tax assessor-collector's reports for District and Defined Area; invoices and checks; status of delinquent taxes; authorize appropriate actions for collection of delinquent accounts
5. Orders Adopting Residence Homestead Exemption and Over 65/Disabled Homestead Exemptions
6. Operator's report; repair and maintenance of District water, sewer, and drainage facilities; customer appeals and account adjustments; termination of service for open delinquent accounts; authorize writing off closed uncollectable accounts
7. Strategic Partnership Agreement business list update to City of Houston
8. Matters related to the North Harris County Regional Water Authority
9. Newsletter to District customers addressing planned conversion to surface water and other matters
10. Engineer's report; status of projects and design, including for water and sewer service to 290/Huffmeister/Hempstead Road triangle tract; approve advertisement for bids, award of construction contracts, pay estimates, and change orders, including for culvert/outfall project at White Oak Falls pond; utility commitments; capital improvements plan
11. Detention pond operator report; authorize repairs and maintenance
12. Annual review of District website for compliance with applicable statutes
13. Winter conference of Association of Water Board Directors
14. Pending business



A handwritten signature in cursive script that reads "Melissa J. Parks".

Melissa J. Parks
Attorney for the District

ANNUAL NOTICE IN COMPLIANCE WITH TEXAS WATER CODE SECTION 49.063(c) After at least 50 qualified electors are residing in a district, on written request of at least five of those electors, the board shall designate a meeting place and hold meetings within the district. If no suitable meeting place exists inside the district, the board may designate a meeting place outside the district that is located not further than 10 miles from the boundary of the district. On the failure of the board to designate the location of the meeting place within the district or not further than 10 miles from the boundary of the district, five electors may petition the Texas Commission on Environmental Quality ("Commission") to designate a location. If it determines that the meeting place used by the district deprives the residents of a reasonable opportunity to attend district meetings, the Commission shall designate a meeting place inside or outside the district which is reasonably available to the public and require that the meetings be held at such place. The Commission shall make such a determination not later than the 60th day after receiving the petition. After holding a meeting at a place designated by the district's board or by the Commission after a request is made to either the board or the Commission by five electors, the district's board may hold a hearing on the designation of a different meeting place, including a meeting place outside of the district. The board may hold meetings at the designated meeting place if, at the hearing, the board determines that the new meeting place is beneficial to the district and will not deprive the residents of the district of a reasonable opportunity to attend meetings.