

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248

Minutes of Meeting of Board of Directors

August 13, 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, August 13, 2025, at which a quorum of Directors was present, as follows:

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

and the following absent:

None.

Also present were Mr. Jorge Diaz; Ms. Angela Cunningham; Mr. Brian Breeding; Mr. Jerry Homan; Ms. Pam Magee; Mr. Sam Meza; Mr. Patrick Newton; Mr. Scott Gray; 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 comments. None were offered.
2. The Board reviewed the draft minutes of its meeting held July 9, 2025. Upon motion by Director Wilmer, seconded by Director Godard, the Board unanimously approved the minutes as presented.

3. Jorge Diaz presented the bookkeeper’s monthly report, reviewing the checks reflected thereon and activity in each District account. Mr. Diaz presented and reviewed a comparison of actual versus budgeted general operating revenues and expenditures for the first four months of the fiscal year ending March 31, 2026. Mr. Diaz next reviewed the monthly investment report. After further discussion of bookkeeping matters, upon unanimous vote, the Board approved the bookkeeper’s report as presented and authorized release of all disbursements listed thereon.

4. The Board reviewed an annual arbitrage analysis report prepared by Municipal Risk Management Group, LLC (MRMG). The report covered all series of outstanding District bonds. Ms. Parks noted that in accordance with United States Internal Revenue Service regulations and the District’s bond orders, the District is required to calculate any potential arbitrage profits earned on investment of unspent bond proceeds. Ms. Parks presented a proposal from Arbitrage Compliance Specialists Inc. (ACS) to conduct arbitrage calculations for the Series 2015 bonds and Series 2016 refunding bonds in November, 2025 and February, 2026,

respectively. Ms. Parks noted that MRMG had also recommended the Board authorize an interim calculation for the District's Series 2017 bonds. After discussion, upon motion by Director Godard, seconded by Director Wilmer, the Board voted unanimously to engage ACS to conduct the calculations for the Series 2015 and Series 2016 bonds, but declined engagement for an interim calculation for the Series 2017 bonds.

5. Angela Cunningham presented the tax assessor-collector's monthly reports. Through July 31, the District's taxes were 97.1% collected, and the 2024 taxes in the Defined Area were 99.8% collected. Ms. Cunningham presented proposed disbursements from the tax account and the Defined Area tax account and noted the remaining account balances upon release. It was noted that seven of the checks were presented to pay tax refunds: one due to overpayment and the rest pursuant to appraisal district value decreases. Ms. Cunningham then presented a list of delinquent personal property accounts recommended for placement on the District's uncollectable tax roll. Ms. Parks stated that her office agreed with these recommendations, and after review and discussion, the Board unanimously authorized placement of the listed accounts on the uncollectable roll. Ms. Parks presented and reviewed a list of outstanding tax accounts, noting accounts with large outstanding balances and actions taken thus far and to be taken to collect same. Finally, Ms. Cunningham reported that 2025 certified values within the District and the Defined Area are expected from the Harris Central Appraisal District in time for consideration at the Board's September meeting. After further discussion of tax matters, upon unanimous vote, the Board approved both monthly reports as presented and authorized release of all disbursements listed thereon.

6. Brian Breeding presented the operator's report, which indicated water accountability for the month at 101%, with 13,876,000 gallons purchased by District customers. 761 bills were prepared during the month, including 11 refunds.

During the month, the operators repaired a damaged District park bench along the walking path in White Oak Falls. The operators also repaired the fence at the White Oak Falls lift station and repaired a fire hydrant on White Oak Ridge. The operators continue to monitor activity at the homes owned by Texas Central Railroad, and Mr. Breeding reported that the landowner has evicted persons from 21 of these homes so far. Jerry Homan then addressed the Board and reported that Harris County Commissioner Tom Ramsey had recently held a town hall meeting and among other things had addressed ways that the precinct can partner with entities such as municipal utility districts. Mr. Homan next reported that a Sheriff's Appreciation Day had been conducted last week and was well attended. He thanked the Board members for the District's financial participation in this event. After further discussion of operating matters, upon unanimous vote, the Board approved the operator's report as presented.

7. The Board discussed matters related to the North Harris County Regional Water Authority. Mr. Homan reported on the Authority's most recent meeting, noting it may be the case that surface water will become available to the District sooner than later. To that end, the District's Board may consider holding a town hall meeting or participating in a joint meeting about conversion to surface water earlier than had previously been discussed. Mr. Homan will continue to keep the Board apprised of Authority actions.

8. Scott Gray presented a monthly detention and drainage facilities maintenance report. He reviewed the report with the Board covering activity at all District ponds, which he noted are in good shape. He proposed no additional work at this time. The Board discussed the condition of the Weiser pond that the District sold to Harris County. Mr. Homan noted this pond is part of a large Harris County project that is not yet complete, but upon completion, this pond will be maintained by the County. Thereafter, the Board voted unanimously to approve Mr. Gray's monthly report.

9. Mr. Newton presented the engineer's report and reviewed it with the Board. He reported that two bids have been received for construction of a left turn lane and median opening into the Weiser Business Park. He reviewed a tabulation of these bids and recommended award of the project to the low bidder, A & F General Contractors, LLC, with a bid of \$124,999.96. Given previous discussions on the matter with the Board, Mr. Newton recommended that the Board authorize award of the contract by the developer on behalf of the District. After discussion, upon unanimous vote, the Board unanimously provided the recommended authorization. The Board also discussed Harris County's pending acceptance of previously constructed roads in this park. Mr. Newton stated the developer continues working to get the roads accepted and has provided additional materials required by the County and requested a final inspection. In response to a question from the Board, Mr. Newton confirmed that it is the developer's responsibility to present the roads to Harris County in a condition which the County finds acceptable such that the County will accept the roads for inclusion in its maintenance program.

Mr. Newton reported on the status of rehabilitation of the White Oak Falls and Huffmeister lift stations, noting that McDonald Electric is mobilizing and is soon expected to begin the work. Mr. Newton reported that he intends to bring a proposal to the Board's September meeting for installation of a Fencecrete fence around the perimeter of the White Oak Falls lift station.

Mr. Newton addressed provision of service to the 290/Huffmeister/Hempstead Road triangle tract. The engineers have revised the utility design to relocate proposed District lines into the Hempstead Road right-of-way across from the tracts of the two originally passive/non-responding landowners. The engineers are now working with surveyors on preparation of metes and bounds descriptions of the remaining necessary easements. Once the easements are obtained and recorded, the engineers will submit this information to the City of Houston for final approval of the plans. Mr. Newton reported on his additional discussions with a representative of ZMS & Associates, owner of tract No. 6. ZMS had questions about the proposed property owners association to be formed for the purpose of maintaining the lift station until it serves multiple customers and is transferred to the District. Mr. Newton will discuss this with the District's attorney and operators in advance of the Board's September meeting and will involve the landowners in the discussions.

Finally, Mr. Newton reported that the engineers had submitted documentation to the Texas Commission on Environmental Quality to seek its formal approval of the District's existing emergency water interconnect with West Harris County MUDs No. 14 and No. 15. After further discussion, the Board unanimously approved the engineer's report for the month.

10. The Board discussed pending business. Director Godard addressed the Board about performing certain projects using sales tax revenues the District has received from the City of Houston under the Strategic Partnership Agreement. Specifically, Director Godard asked the other Board members to consider in the future financially participating in regular inspections, maintenance, and repair of playgrounds and equipment in the White Oak Springs and White Oak Falls subdivisions. Mr. Homan and Ms. Parks addressed practical and legal matters which could arise as a result. Director Godard also noted she would like the Board to receive a presentation next month from a Harris County Sheriff's Office District 5 patrol captain about law enforcement patrol within the District. After discussion, the Board agreed to hear a patrol presentation at the September meeting.

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

Secretary