

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248

Minutes of Meeting of Board of Directors
December 10, 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, December 10, 2025, at which a quorum of Directors was present, as follows:

Marie Godard, Vice President
Dedrick Wilmer, Secretary
Ronda Shepherd, Assistant Secretary

and the following absent:

A. Richard Wilson, President
Richard Ford, Director.

Also present were Mr. Jorge Diaz; Ms. Angela Cunningham; Mr. Brian Breeding; Mr. Jerry Homan; Ms. Pam Magee; Ms. Megan Corson; Mr. Sam Meza; Mr. Patrick Newton; Mr. Scott Gray; and Ms. Melissa J. Parks, attorney for the District.

In the absence of the Board President, Vice President Godard 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 November 12, 2025. Upon unanimous vote, the Board approved the minutes as presented.
3. Jorge Diaz presented the bookkeeper’s monthly report, reviewing checks reflected thereon and activity in each District account. Upon release of checks totaling \$166,379.03 written on the general fund account, the balance in the account, including investments, is \$6,654,945.56. Mr. Diaz presented and reviewed a comparison of actual versus budgeted general operating revenues and expenditures for eight months of the fiscal year ending March 31, 2026. He noted he would remove the “SPA Revenue” income item and move this month’s \$31,843 of such revenue to the “Sales Tax Revenue-COH” income item. Mr. Diaz then reviewed the monthly investment report. After further discussion of bookkeeping matters, upon motion by Director Wilmer, seconded by Director Shepherd and unanimously carried, the Board approved the bookkeeper’s report as presented and authorized release of all disbursements listed thereon.

4. Angela Cunningham presented the tax assessor-collector’s monthly reports. Through November 30, the District’s 2025 taxes were 2.1% collected, and the 2025 taxes in the Defined Area were 1.1% collected. Ms. Cunningham presented proposed disbursements from the tax account and the Defined Area tax account and noted the remaining account balances upon release. Ms. Cunningham reported the 2025 certified taxable value of property in the District is now \$910,799,134, and in the Defined Area, it remains at \$158,547,577. After further discussion of tax matters, upon motion by Director Wilmer,

seconded by Director Shepherd and unanimously carried, the Board approved both monthly reports as presented and authorized release of all disbursements listed thereon.

5. Brian Breeding presented the operator's report, which indicated water accountability for the month at 100%, with 14,160,000 gallons purchased by District customers. 777 bills were prepared during the month, including five refunds.

Mr. Breeding described operating activity during the month, noting the operators had repaired a two-inch water service line at Weiser Business Park. The District's spare auto dialer had also been repaired. Mr. Breeding and Mr. Homan discussed conversion to use of surface water within the District, noting the possibility that the North Harris County Regional Water Authority (Authority or NHCRWA) may make surface water available by as early as January 8, 2026. The District's facilities are ready to receive surface water, but the Authority still has work to do. The operators reported that notices of the conversion have been sent to customers in the District and in Harris County FWSD No. 61. These notices do not reflect a specific conversion date but indicate the time frame within which surface water will begin being provided. After further discussion of operating matters, upon unanimous vote, the Board approved the operator's report as presented.

6. The Board discussed matters related to the NHCRWA. Mr. Homan noted that when the District begins purchasing surface water, the rate it pays to the Authority will be \$3.05 per 1,000 gallons, which is \$0.45 more than the \$2.60 groundwater pumpage fee. Mr. Homan then described discussions at the Authority's most recent meeting, including its consideration of a rate study which indicated a need for an annual rate increase of approximately \$1.50/\$2.00 per 1,000 gallons in each of the next seven years. It is unknown when any such rate increases would start being imposed. The Authority's board also discussed possibly stopping some of its projects. The operators will continue to keep the Board updated on actions related to conversion and to the commencement of the use of chloramine disinfection.

7. Scott Gray presented a monthly detention and drainage facilities maintenance report. The ponds look clean, the grass is green, and the toe lines are perfect. The Board discussed the condition of the Weiser Business Park pond purchased by the County in December, 2023. While the District mows this pond on an as-needed basis, eventually the pond will be maintained by Harris County. Mr. Homan recommended the District now approach the County to ask when the District can expect it to begin its maintenance. Patrick Newton will head up this task with assistance and input from Scott Gray. Lastly, Mr. Gray reported that Champions Hydro-Lawn was purchased by Ethoscapes approximately three years ago and the company may begin operating as Ethoscapes by March, 2026. After further discussion of Mr. Gray's report, upon motion by Director Wilmer, seconded by Director Shepherd and unanimously carried, the Board approved the monthly report.

8. Patrick Newton presented an engineer's report, copy attached. Mr. Newton reiterated completion of the road reinspection in Weiser Business Park, noting the construction contractor has 90 days after October 23, 2025 to complete items on the punch list. The one-year warranty will begin upon completion of these items, and the contractor has been made aware of its obligation to timely complete them. The developer is moving forward with Phase 3 in Weiser Business Park, and the building construction contractor A&F General Contractors, LLC is also constructing the new left turn lane and median opening into the park.

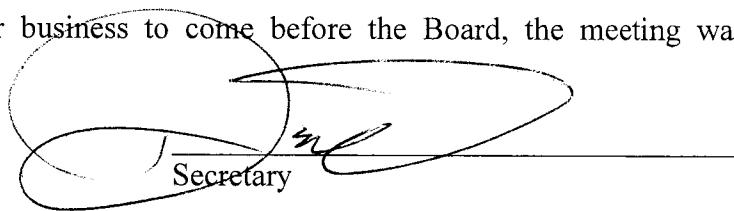
Mr. Newton presented pay estimate No. 1 of \$142,245 from McDonald Electric for rehabilitation of the White Oak Falls and Huffmeister lift stations and recommended the Board authorize District payment of same.

Mr. Newton discussed provision of service to the 290/Huffmeister/Hempstead Road triangle tract. The surveyor has prepared metes and bounds descriptions for most of the necessary easements. Mr. Newton described the platting of several tracts and presented a new proposal for execution by the District and the three affected landowners. This proposal uses an outside surveyor for the platting and surveying services, and the total charge is lower. After discussion, upon motion by Director Wilmer, seconded by Director Shepherd and unanimously carried, the Board accepted the platting proposal, authorized payment of the contractor's pay estimate, and approved the engineer's report as presented.

9. The Board discussed potential agreements with the White Oak Falls and White Oak Springs homeowner associations (HOA) concerning certain HOA facilities. Since the last meeting, Ms. Parks had obtained written proposals from Champions Hydro-Lawn for inspections of the playgrounds and equipment in each HOA. Mr. Homan addressed the matter and discussions by the park committee, recommending that as the District does not own the land upon which either playground sits, any District interactions with these HOAs should be at arm's length. He suggested the District decide the amount of funds it is willing to provide to the HOAs each year(s) for items such as landscaping, tree trimming, playground quality mulch, and equipment repair. The HOAs could then use this information for planning and budgeting purposes, expend up to the stated amounts from their own funds, and then "apply" to the District for reimbursement. Mr. Homan next discussed further actions of the District's law enforcement patrol committee, indicating the committee's intention to proceed intentionally and deliberately in its interactions with the Harris County Sheriff's office, with the likely goal of entering into a patrol contract in mid to late summer, 2026. The committee had also discussed license plate reading cameras, with Director Godard confirming both HOAs are parties to contracts with Flock for the operation of two cameras (four cameras total at this time). She will request a copy of these contracts so the District can determine the terms as well as the actions necessary for the HOAs to terminate the agreements so that the District could contract with Flock. The Board agreed to further consider these matters at its January meeting.

10. Ms. Parks confirmed that her office will submit the annual eminent domain report required of the District under state law. This report must be filed in early 2026. The District did not exercise its condemnation power in 2025.

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



ml
Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248

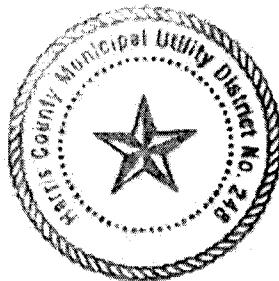
NOTICE OF PUBLIC MEETING

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, December 10, 2025.**

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

1. Public comments
2. Minutes of meeting held November 12, 2025
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. Operator's report; repair and maintenance of District water, sewer, and drainage facilities; customer appeals & account adjustments; termination of service for open delinquent accounts; authorize writing off closed uncollectable accounts
6. Matters related to the North Harris County Regional Water Authority; conversion to chloramine disinfection system and surface water
7. Detention pond operator report; authorize repairs and maintenance
8. Engineer's report: project design; approve advertisement for bids, award of construction contracts, pay estimates, and change orders; utility commitments; capital improvements plan; design of water and sewer facilities to serve 290/Huffmeister/Hempstead Road triangle tract; platting proposal
9. Easements, contracts, and other actions necessary for provision of water and sewer service to 290/Huffmeister/Hempstead Road triangle tract
10. Inspection/maintenance agreements with homeowner associations
11. Report from law enforcement patrol committee
12. Authorize annual Eminent Domain filing
13. Pending business




Melissa J. Parks
Attorney for the District