

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248

Minutes of Meeting of Board of Directors

January 14, 2026

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 14, 2026, at which a quorum of Directors was present, as follows:

Marie Godard, Vice President
A. Richard Wilson, President
Deddrick 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; Ms. Megan Corson; Mr. Sam Meza; Mr. Patrick Newton; Mr. Scott Gray; and Ms. Melissa J. Parks, attorney for the District.

The President 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 December 10, 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 general fund checks totaling \$301,581.72, the balance in the account, including investments, is \$6,685,827.25. Mr. Diaz reviewed a comparison of actual versus budgeted general operating revenues and expenditures for nine months of the fiscal year ending March 31, 2026, followed by review of the monthly investment report. After further discussion, upon motion by Director Godard, seconded by Director Ford 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 December 31, the District's 2025 taxes were 11.5% collected, and the 2025 taxes in the Defined Area were 4.2% collected. 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 by Director Wilmer, seconded by Director Ford and unanimously carried, the Board approved both monthly reports as presented and authorized release of all disbursements listed thereon.

5. The Board reviewed Orders for adoption of tax exemptions for the year 2026 in the amount of 20% for general homesteads and \$35,000 for over 65/disabled persons. Upon motion by Director Wilmer, seconded by Director Ford, the Board voted unanimously to adopt the Order for a 20% general homestead exemption. The Board requested an analysis from the District's financial advisor regarding the effect of adopting a higher exemption for over 65/disabled persons than the \$35,000 exemption adopted for 2025, and agreed to further consider the matter next month.

6. 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.

7. Brian Breeding presented the operator's report, which indicated water accountability for the month at 99%, with 12,980,000 gallons purchased by District customers. 779 bills were prepared during the month, including eight refunds.

Mr. Breeding described operating activity during the month. He then reported that surface water conversion remains pending, as contractors for the North Harris County Regional Water Authority (Authority or NHCRWA) are still working on transmission lines and connection facilities. The operators believe that surface water may be available from the Authority by the end of January. In preparation for conversion, the operators have sent several notices to District customers, including specifically to hospitals, medical facilities, dentist offices, and retirement homes. The operators recommended converting to chloramine disinfection prior to the availability of surface water, with which recommendation the Board agreed unanimously. The operators confirmed they will send an additional notice to all customers regarding use of chloramines. After further discussion of operating matters, upon unanimous vote, the Board approved the operator's report as presented.

8. The Board discussed undertaking a risk and resilience assessment under the federal America's Water Infrastructure Act. A review of the District's population obtained from the Texas Commission on Environmental Quality's Water System Information database indicated that the District is exempt from performing such an assessment. Accordingly, neither the engineer nor the operator will proceed with one.

9. Patrick Newton presented an engineer's report, copy attached. Mr. Newton discussed paving in Weiser Business Park, noting the construction contractor is completing items on the punch list and the reinspection is scheduled for January 28. Upon a successful reinspection, the one-year maintenance period for paving and storm sewer will begin. Mr. Newton clarified that construction of the left turn lane and median opening is proceeding under a separate permit, but it is hoped that the County will also approve and accept this work the end of the warranty period for the road.

Mr. Newton briefly addressed rehabilitation of the White Oak Falls and Huffmeister lift stations. There was no contractor pay estimate this month, but Mr. Newton reported the contractor is working on bypass pumping and a road ramp at the White Oak Falls location. He noted that Fencecrete will begin work at this location when the rehabilitation project

is complete. He will request an update from the contractor on the expected completion date.

Provision of service to the 290/Huffmeister/Hempstead Road triangle tract was next discussed. Mr. Newton reported the surveyor is completing the remaining descriptions for the necessary easements.

Mr. Newton reported that, as discussed last month, he had approached Harris County about its plans to maintain the Weiser Business Park pond that it purchased in December, 2023. He communicated with both the Harris County Flood Control District (HCFCD) and the Precinct 3 office on this matter. HCFCD indicated it would begin maintenance once the pond becomes part of the County's overall channel improvement project. In the meantime, it may be the case that Precinct 3 will assist with maintenance. After discussion, the Board agreed the District may continue to mow this pond on an as-needed basis and could also discuss maintenance with developer Trammell Crow. After further discussion of the engineer's report, upon motion by Director Godard, seconded by Director Wilmer and unanimously carried, the Board approved the report as presented.

10. Scott Gray presented a monthly detention and drainage facilities maintenance report. He reported the District's facilities are in great condition, both functionally and aesthetically. The Bermuda grass is beginning to go dormant, and by March, the rye grass should be fully filled in. After review of Mr. Gray's report, upon motion by Director Wilmer, seconded by Director Shepherd and unanimously carried, the Board approved the monthly report.

11. The Board discussed the making of formal arrangements with the White Oak Falls and White Oak Springs homeowner associations (HOA) concerning District contributions toward costs of maintenance of certain HOA facilities. To avoid District liability, the committee, Mr. Homan, and Ms. Parks suggested an agreement with each HOA for the District to reimburse documented HOA costs for landscaping, tree trimming, equipment inspections, addition of playground mulch, and the like, in an annual amount up to \$10,000. After discussion, there was general Board consensus with this recommendation. Thereafter, upon motion by Director Wilmer, seconded by Director Ford and unanimously carried, the Board authorized the committee to work with the HOAs and the District's consultants to draft such agreements for discussion with the HOAs.

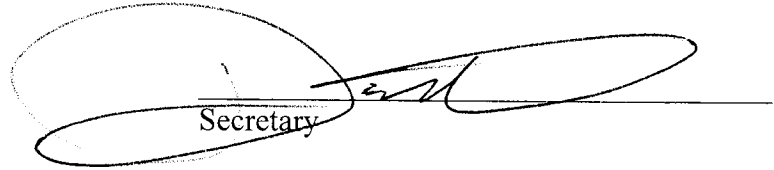
12. Mr. Homan reported to the Board on the recent meeting of the District's law enforcement patrol committee. Since last month, Mr. Homan and Mr. Breeding had met with sheriff's deputies to further discuss a proposed patrol contract, and they described the discussions at this meeting. Director Godard had obtained information, including pricing, on existing agreements between the HOA and Flock for the operation of surveillance cameras. The Board and the committee discussed costs of patrol, surveillance cameras, and the annual HOA contributions noted above, arriving at annual expense of approximately \$150,000. The District could fund these expenses using sales tax, maintenance tax, and general operating revenues. In response to a question from the Board, the District would not request contributions from businesses within the District for these undertakings, as businesses contribute via their payment for utility service and of annual District maintenance taxes. It appeared to the Board that

proceeding with such projects should benefit both District residents and commercial property owners, including to maintain the value of their properties. In addition, the District has the funds available for these projects. After further discussion, upon motion by Director Wilmer, seconded by Director Shepherd and carried by a majority of the Board, with Director Ford voting against, the Board authorized the committee to move forward to obtain law enforcement patrol services and surveillance cameras for the District, and to appropriate \$150,000 for same and for HOA maintenance reimbursements. The Board also authorized the committee to request a patrol contract from the Harris County Sheriff's office.

13. The Board considered adoption of Order calling a directors election for May 2, 2026, and upon unanimous vote, the Board adopted the Order as presented.

14. The Board discussed pending business. Ms. Parks reported that her firm is increasing its hourly rates, effective for the District as of February 1, 2026.

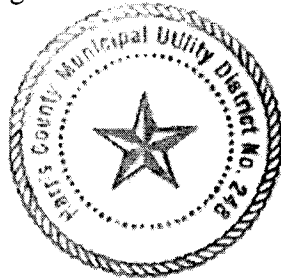
There being no further business to come before the Board, the meeting was adjourned.


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 14, 2026**. The subject of the meeting is to consider and act on the following:

1. Public comments
2. Minutes of meeting held December 10, 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 & Defined Area; invoices & checks; status of delinquent taxes; authorize appropriate actions for collection of delinquent accounts
5. Orders Adopting Residence Homestead and Over 65/Disabled Homestead Exemptions
6. Status of annual update of Strategic Partnership Agreement business list
7. 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
8. Matters related to the North Harris County Regional Water Authority; conversion to chloramine disinfection system and surface water
9. Risk & Resilience Assessment due June 30, 2026 under federal America's Water Infrastructure Act
10. 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
11. Easements, contracts, and other actions necessary for provision of water and sewer service to 290/Huffmeister/Hempstead Road triangle tract
12. Detention pond operator report; authorize repairs and maintenance
13. Inspection/maintenance funding agreements with homeowner associations
14. Report from law enforcement patrol committee on patrol and camera contracts
15. Order Calling Directors Election
16. Pending business



A handwritten signature in black ink 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.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248
AVISO DE ASAMBLEA PÚBLICA**

Se notifica por el presente a todos los miembros del público interesados que la Junta Directiva del Distrito mencionado en el título realizará una asamblea pública en 13205 Cypress North Houston Road, Cypress, Condado de Harris, Texas. La asamblea se celebrará a las **11:30 horas del miércoles 14 de enero de 2026.**

El asunto a tratar en la asamblea será considerar y actuar sobre lo siguiente:

Orden de Elección de Directores

THÔNG BÁO CUỘC HỌP CÔNG KHAI

Theo đây xin thông báo cho tất cả các thành viên cộng đồng quan tâm về việc Ban Giám Đốc của cơ quan ghi trên sẽ tổ chức một cuộc họp công khai tại 13205 Cypress North Houston Road, Cypress, Quận Harris, Texas. Phiên họp sẽ được tổ chức vào **lúc 11:30 sáng Thứ Tư, ngày 14 tháng 1 năm 2026.**

Chủ đề của cuộc họp là xem xét và thực thi nội dung sau đây:

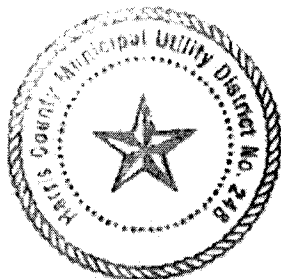
Thông Qua Lệnh Yêu Cầu Tổ Chức Cuộc Bầu Cử Các Giám Đốc

公眾會議通知

茲此通知所有相關公眾人士，本區董事會將於 13205 Cypress North Houston Road, Cypress, Harris County, Texas 举行公开会议。 **会议将于 2026 年 1 月 14 日星期三上午 11:30。**

本次會議的主題將是審議並執行以下事項：

採納關於召集董事選舉的命令



Melissa J. Parks, Attorney for the District