

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248**

Minutes of Meeting of Board of Directors

February 11, 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, February 11, 2026, 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. Angela Cunningham; Mr. Jake Terry of RBC Capital Markets, LLC; Mr. Brian Breeding; Mr. Jerry Homan; Ms. Pam Magee; Ms. Megan Corson; Mr. Sam Meza; Mr. Patrick Newton; Mr. Scott Gray; Mr. Steve Quance; 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 January 14, 2026. Upon motion by Director Wilmer, seconded by Director Ford and unanimously carried, 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 \$160,683.80, the balance in the general fund account, including investments, is \$6,997,931.75. Mr. Diaz reported to the Board on a deposit incorrectly made by Amegy Bank into the District’s debt service fund account. Mr. Diaz reported the bank would be unable to reject the deposit at this late date without voluminous and time-consuming paperwork. It is also the case that there is no checking account for the debt service fund. Given these facts, Mr. Diaz recommended the Board approve issuance of general fund check no. 10322 payable to the original depositor in an amount equal to the mistaken deposit. He also recommended the Board authorize a wire transfer of funds in this amount from the debt service to the general fund account. After discussion, upon motion by Director Godard, seconded by Director Wilmer and unanimously carried, the Board authorized the actions recommended by the bookkeeper. Next, Mr. Diaz reviewed a comparison of actual versus budgeted general operating revenues and expenditures for 10 months of the fiscal year ending March 31, 2026. Mr. Diaz is working on a draft 2027 operating budget and will bring it next month for Board review and action. Finally, Mr. Diaz reviewed the monthly investment report. After further discussion, 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, as well as the additional check discussed above.

4. Angela Cunningham presented the tax assessor-collector's monthly reports. Through January 31, the District's 2025 taxes were 77.5% collected, and the 2025 taxes in the Defined Area were 89.8% collected. She reported receipt of additional funds after closing the books in January, so as of today, the 2025 taxes are 93% 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 unanimous vote, the Board approved both monthly reports as presented and authorized release of all disbursements listed thereon.

5. The Board reviewed and thereafter unanimously approved the attached Order confirming engagement of delinquent tax collection attorneys and levying an additional 20% penalty on 2025 taxes remaining outstanding at April 1, 2026 (personal property) and July 1, 2026 (real property).

6. The Board considered an Order for adoption of a homestead tax exemption for persons 65 years of age or older or disabled. Jake Terry addressed the Board in this regard and distributed an analysis illustrating the effects of adopting a \$35,000 exemption as in 2025 and prior years, as well as an exemption of twice that amount. Mr. Terry carefully reviewed the analysis with the Board and answered the directors' questions. After thorough discussion, upon motion by Director Wilmer, seconded by Director Ford, a majority of the Board, with Director Godard opposed, voted to approve the attached Order adopting a \$70,000 exemption for 2026 for persons 65 or older or disabled.

7. Brian Breeding presented the operator's report, which indicated water accountability for the month at 99%, with 13,689,000 gallons purchased by District customers. 772 bills were prepared during the month, including six refunds.

Mr. Breeding described operating activity and noted all tasks regularly undertaken during the month. He confirmed that the sanitary sewer line repair on Twila Springs was not at a railroad-owned home. Mr. Breeding next reported that surface water conversion remains pending due to continuing work by contractors for the North Harris County Regional Water Authority (Authority or NHCRWA). The operators now believe that surface water may be available to the District by the end of March. After further discussion of operating matters, upon motion by Director Wilmer, seconded by Director Godard and unanimously carried, the Board approved the operator's report as presented.

8. Ms. Parks reported that the Board is required to review the District's Identity Theft Prevention/Red Flag Program on an annual basis. The operators confirmed that they implement this program on behalf of the District and that no red flag incidents occurred in 2025 other than those in connection with railroad-owned homes, which have since been addressed. Neither the operators nor the attorney recommended any changes to the program. Accordingly, upon motion by Director Wilmer, seconded by Director Godard and unanimously carried, the Board adopted the attached Resolution Affirming Identity Theft Prevention Program.

9. The Board discussed matters related to the NHCRWA. Jerry Homan addressed the Board and reported further regarding Authority contract issues relating to conversion of the District to surface water. The operators continue working on conversion of the District's disinfection system to the use of chloramines and noted that notices have been sent to District customers regarding such conversion. The Board inquired about how use of surface water will affect operating costs. Mr. Homan noted that the District would begin purchasing water from the Authority, the current rate for which is \$0.45 higher than the pumpage fee. Electricity costs may be slightly reduced as water well pumps will be run less, but chemical costs could increase. The operators and attorney agreed that there should be no cost effect under the District's contract with Harris County Fresh Water Supply District No. 61, as receipt of surface water was anticipated when the contract was negotiated.

Mr. Homan then provided details about discussion at Authority meetings concerning the City of Tomball's desire to delay conversion to surface water. Mr. Homan and the District's Board noted that not requiring conversion would set a bad precedent and would also negatively affect all other Authority water providers.

10. Patrick Newton presented an engineer's report, copy attached. He discussed paving in Weiser Business Park, confirming that a successful reinspection occurred January 28. The roads are now in the one-year warranty period. There was no pay estimate for Board consideration for the left turn lane and median opening project, but work is proceeding. Mr. Newton noted that this work is being permitted separately from the Weiser Business Park roads.

Mr. Newton addressed rehabilitation of the White Oak Falls and Huffmeister lift stations. There was no contractor pay estimate this month. Mr. Newton reported on issues that arose during the month at the White Oak Falls location in connection with the contractor's implementation of bypass pumping and use of a road ramp. One issue involved damage to a motor vehicle, and another involved noise complaints. The contractor had successfully addressed both issues.

Mr. Newton discussed provision of service to the 290/Huffmeister/Hempstead Road triangle tract. The surveyor continues completion of the remaining descriptions for the necessary easements. Once the easements are obtained and recorded, the engineers will seek final approval of plans, and they plan to move forward with construction and platting simultaneously. The Board requested an estimated timeline for this project.

Mr. Newton briefly addressed maintenance of the Weiser Business Park pond purchased by Harris County in December, 2023. As discussed last month, the District expects a delay until this pond is maintained by Precinct 3, and ultimately, by the Harris County Flood Control District (HCFCD). In the meantime, the Board has decided to mow the pond on an as-needed basis. With overall regard to mowing, Mr. Newton described his discussions with Scott Gray and Jerry Homan about preparation of an exhibit with information about all areas mowed within the District, whether mowed by the homeowners associations, a pipeline company, Harris County, or by Champions-Hydro Lawn on behalf of the District. The Board discussed this suggestion and agreed having such an exhibit would be of benefit to the District. Mr. Newton estimated a cost of \$3,000 to prepare such an exhibit. After discussion, upon motion by Director Godard, seconded by Director Ford and unanimously carried, the Board authorized preparation of such an exhibit and approved the monthly engineer's report as presented.

11. Scott Gray presented a detention and drainage facilities maintenance report. He reported no problems at the District's facilities during the month and noted that HCFCD had cleared brush in several areas. After review of Mr. Gray's report, upon unanimous vote, the Board approved it.

12. The Board discussed a proposed agreement with Weiser BP Land, LLC for mowing and maintenance of a 0.7418-acre tract of land north of Fallbrook Drive. In 2023, Dan Muniza had requested that the District accept title to this tract, and the Board had agreed to do so upon entry into a written agreement obligating the developer to regularly mow and maintain the tract on a permanent basis. The developer subsequently revised the covenants, conditions, and restrictions of the business park so that they no longer burdened this tract. Ms. Parks reported that despite Board approval this transaction had never closed, and Mr. Muniza had recently contacted her to request re-approval. Ms. Parks now presented an updated letter agreement, and after discussion, upon motion by Director Wilmer, seconded by Director Godard and unanimously carried, the Board approved the form of the agreement but directed that it be amended to obligate Weiser to commit to a minimum number of mowings per year.

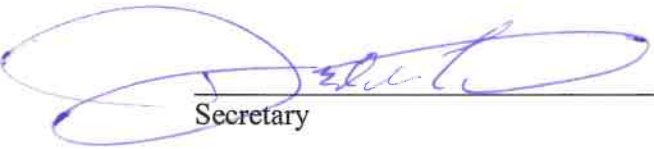
13. The Board tabled discussions about making formal arrangements with the White Oak Falls and White Oak Springs HOAs concerning District contributions toward costs of maintenance of HOA facilities.

14. The Board discussed provision of law enforcement patrol within the District, as well as surveillance cameras. As discussed last month, Mr. Homan has requested a contract from Harris County for patrol by Sheriff's deputies. Director Godard has communicated with Flock about its current camera contracts with the HOAs and the District's desire to take over these contracts or enter into its own contract. A Flock representative has forwarded a draft agreement to Director Godard and Ms. Parks, and Ms. Parks confirmed the contract is currently under review. The Board indicated a desire to act on these matters next month.

15. Ms. Parks reported on the requirement under § 203.61 of the Texas Local Government Code that municipal utility districts annually provide to the Texas Comptroller certain records and information concerning the District's finances and tax rates. The Comptroller posts this information on its Special Purpose District Public Information Database. The attorneys will prepare and submit the required information by the April 1, 2026 deadline.

16. The Board discussed pending business, including the 2026 directors election. Ms. Parks reported that at this time, four persons have submitted applications for a place on the ballot. Jerry Homan reported he has been in contact with representatives of a business willing to allow the election to be conducted at its location within the District. Ms. Parks will provide more detailed information on matters related to the election at the next Board meeting.

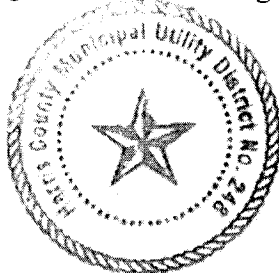
There being no further business to come before the Board, the meeting was adjourned.

  
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, February 11, 2026**. The subject of the meeting is to consider and act on the following:

1. Public comments
2. Minutes of meeting held January 14, 2026
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. Order Levying Additional Penalty for Delinquent Taxes
6. Orders Adopting Residence Homestead and Over 65/Disabled Homestead Exemptions
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. Resolution Affirming Identity Theft Prevention Program
9. Matters related to the North Harris County Regional Water Authority; conversion to chloramine disinfection system and surface water
10. Engineer's report: project design; approve advertisement for bids, award of 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. Agreement for mowing and maintenance of Weiser BP Land, LLC tract and conveyance of tract to District
14. Inspection/maintenance funding agreements with homeowner associations
15. Report from law enforcement patrol committee on patrol and camera contracts
16. Annual submission of information to Special Purpose District Public Information Database pursuant to Texas Local Government Code, Section 203.061, et seq
17. Pending business, including 2026 Directors Election



A handwritten signature in black ink that reads "Melissa J. Parks".

Melissa J. Parks  
Attorney for the District