HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248
Minutes of Meeting of Board of Directors
April 8, 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, April 8, 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. Brian Breeding; Mr. Jerry Homan; Ms. Pam Magee; Ms. Megan Corson; Mr. Patrick Newton; Mr. Scott Gray; Mr. Steven 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. Jerry Homan reported the operators had received no calls or comments from District customers since conversion to the use of surface water about two weeks ago. No further public comments were offered.

2. The Board reviewed the draft minutes of its meeting held March 11, 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. General fund expenditures of $401,029.51 included a payment for rehabilitation of the White Oak Falls and Huffmeister lift stations. Upon release of all disbursements, the balance in the general fund account, including investments, will be $7,840,082.36. Mr. Diaz reviewed a comparison of actual versus budgeted general operating revenues and expenses for the entire fiscal year ended March 31, 2026, as well as for the first month of the 2027 fiscal year. Thereafter, he reviewed the monthly investment report. After further discussion of bookkeeping matters, upon motion by Director Shepherd, 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. The Board considered a request from Municipal Risk Management Group, LLC for Board approval of an adjustment to its charges for preparing annual arbitrage compliance maintenance reports and for analysis of new bond issues. Ms. Parks reviewed the proposed Amended and Restated Agreement for Yield Restriction and Rebate Calculation

Analysis reflecting the adjustments. After discussion, upon unanimous vote, the Board approved the request and authorized execution of the Amended and Restated Agreement. Further regarding arbitrage, Jerry Homan suggested that the District's bookkeeper and engineer determine completion and payment for projects financed with proceeds of the District's Series 2017 bond issue. To that end, Ms. Parks noted Arbitrage Compliance Specialists had completed the fifth-year arbitrage rebate report for these bonds in 2022 which confirmed that no investment earnings were owed to the U.S. Treasury at that time. The bookkeeper, engineer, and attorney agreed to review and discuss the matter further next month.

5. Angela Cunningham presented the tax assessor-collector's monthly reports. Through March 31, the District's 2025 taxes were 95.2% collected, and its 2025 taxes in the Defined Area were 100% 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 Godard, seconded by Director Wilmer and unanimously carried, the Board approved both monthly reports as presented and authorized release of all disbursements listed thereon.

6. Brian Breeding presented the operator's report, indicating water accountability for the month at 97% and the sale of 13,167,000 gallons of water to District customers. 772 bills were prepared during the month, including five refunds.

Mr. Breeding reported that the District converted to surface water on March 24 and, as mentioned earlier by Mr. Homan, the operators had not received customer comments or complaints. Mr. Breeding described other operating activity during the month and noted that it may become necessary to replace the display screen on the automatic transfer switch at the Weiser lift station generator. He estimated a cost of $3,800 for this work. The operators continue to monitor activity at the railroad-owned homes in the District. Mr. Breeding estimated that 90% of the homes are vacant, and there appears to be no illegal water use at this time. Mr. Breeding reported that the operators are checking the large master meter behind the hospital, as it appears not to be operating as it should and may be affecting District water accountability. After further discussion of operating matters, upon motion by Director Wilmer, seconded by Director Shepherd and unanimously carried, the Board approved the operator's report as presented.

7. The Board discussed matters related to the North Harris County Regional Water Authority (NHCRWA or Authority). The attorneys sent a letter to the Authority expressing the Board's opposition to the Authority's new "conservation ground water" rate that would be punitive to certain municipal utility districts. Mr. Homan reported that comments were made on the subject at the Authority's April board meeting, and while the Authority did discuss the matter, it tabled action.

8. Scott Gray presented a detention and drainage facilities maintenance report. He stated that, Ethoscapes, the parent company of Champions Hydro-Lawn, is transitioning to company-wide use of the corporate name, which Mr. Gray stated is shown on this month's report. Mr. Gray reviewed the report with the Board. He noted no issues at the District's facilities and that they are functioning as designed. He reported that Ethoscapes has been mowing a Harris County Flood Control District strip of land at the south end of White Oak Springs for the past several months and the appearance of the area was improving. However, nearby homeowners have expressed complaints about overgrown vegetation near the walking

trail in this area. Mr. Gray presented a $2,130 proposal to clear and haul away this brush. After review, the Board unanimously approved the proposal.

Mr. Gray presented an updated annual maintenance budget to account for mowing and maintenance of 5.07 more acres. The update would also increase the spring overseed & fertilization rate by $40 per acre. Mr. Newton addressed the additional acreage subject, stating it had been identified during preparation of an overall mowing exhibit. Mr. Newton presented and discussed the exhibit with the Board. He noted it shows facilities currently being mowed and also includes areas the District is not legally responsible for maintaining but has chosen to, such as pipeline easements. The Board reviewed the exhibit and the new maintenance budget and noted that even with the additional acreage, Ethoscapes' updated budget is less than the District's budgeted detention pond maintenance/mowing expenditure for the 2027 fiscal year. After further discussion, upon motion by Director Wilmer, seconded by Director Godard and unanimously carried, the Board approved Mr. Gray's monthly report, confirmed acceptance of the brush cleaning proposal, and approved the updated maintenance budget.

9. Patrick Newton presented an engineer's report, copy attached. Construction of the left turn lane and median opening by Weiser Business Park is complete, but there was no pay estimate this month for Board consideration. Mr. Newton next reported that Trammell Crow has requested the District to consent to an encroachment within a District water line easement, as follows: a tenant in the Weiser Business Park would like to install a monument sign in this area, and Trammell Crow has requested District consent before the tenant begins work on the sign. Mr. Newton and Mr. Homan described the process for District consent to such an encroachment, and Ms. Parks stated she would prepare the legal document and seek input from Mr. Newton and Mr. Homan to include provisions necessary to protect the District's facilities and rights.

Mr. Newton discussed rehabilitation of the White Oak Falls and Huffmeister lift stations. He presented pay estimate No. 3 from McDonald Electric for $207,225 and recommended Board authorization of payment. He also reported receipt today of a $5,846.60 change order from this contractor, for which Mr. Newton now sought informal approval from the Boad. The change order addressed miscellaneous items that had not been included in the contract. Mr. Newton will present the finalized change order next month for formal approval.

Mr. Newton discussed provision of service to the 290/Huffmeister/Hempstead Road triangle tract. The surveyor has completed the easement description over Richard Ford's property, and the attorneys have sent the easement document to Mr. Ford for review and execution. Mr. Newton estimated the project could move forward in the next 30 to 45 days and that platting would be done concurrently with submission and approval of plans. Finally, Mr. Newton provided further information on the mowing map exhibit and recommended that the Board review it every five years or when conditions change. After further discussion of engineering matters, upon motion by Director Wilmer, seconded by Director Godard and unanimously carried, the Board authorized payment of the lift station contractor's pay estimate No. 3, approval of the $5,846.60 change order, and, subject to finalization by the engineer, operator, and attorney, approved the consent to encroachment requested by Trammell Crow.

10. The Board discussed provision of law enforcement patrol within the District by Harris County Sheriff's deputies. According to an email from the Assistant Harris

County attorney's office, the patrol contract will be presented for approval by Harris County Commissioners in April. Patrol under the agreement should begin by April 18. Mr. Homan will meet with the sheriff's sergeant and the officers who will be patrolling within the District to go over District boundaries and review other pertinent information. The patrolling officers will present a monthly report to the Board.

11. The Board discussed entering into a contract with Flock Group, Inc. for provision of surveillance cameras. As noted at last month's meeting, the four cameras currently in place under Flock's contracts with the homeowners associations will remain in place under the District's contract, and six more cameras will be added. The Board agreed to consider action on this matter at its next meeting.

12. The Board discussed pending business. Ms. Parks reported that training of officials working the District's 2026 director election will occur this Friday. She then reported that Weiser BP Land, LLC has not communicated further regarding the company's desire to convey a strip of land to the District in exchange for the company's agreement to mow it. Ms. Parks reported that the contribution agreements with the White Oak Falls and White Oak Springs HOAs were forwarded to the entities. The agreement with White Oak Springs has been fully executed, while the agreement with White Oak Falls has been provided to that entity's attorney and board president. Finally, Mr. Homan reported that Harris County FWSD No. 61 is holding its annual shrimp boil open house at the Barwood Sewer Treatment Plant on April 16, 2026, and he invited the District's directors and consultants to attend.

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, April 8, 2026.**

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

1. Public comments
2. Minutes of meeting held March 11, 2026
3. Bookkeeper's report; review of checks and invoices; payment of bills; investment of District funds
4. Amended and Restated Agreement for Yield Restriction and Rebate Calculation Analysis with Municipal Risk Management Group, LLC
5. Tax assessor-collector's reports for District & Defined Area; invoices & checks; status of delinquent taxes; authorize actions for collection of delinquent accounts
6. Operator's report; repair and maintenance of District water, sewer, and drainage facilities; customer appeals & account adjustments; termination of service for open delinquent accounts
7. Matters related to the North Harris County Regional Water Authority, including proposed new "Conservation Ground Water" rate
8. Detention pond operator report; authorize repairs and maintenance
9. Engineer's report: project design; approve advertisement for bids, award of contracts, pay estimates, and change orders; capital improvements plan; design of water and sewer facilities to serve 290/Huffmeister/Hempstead Road triangle tract
10. Easements, contracts, and other actions necessary for provision of water and sewer service to 290/Huffmeister/Hempstead Road triangle tract
11. Report from patrol/camera contracts committee; Contract with Flock Group, Inc.
12. Pending business, including:
    a. 2026 election of District directors; and
    b. Agreement for mowing and maintenance of Weiser BP Land, LLC tract and conveyance of tract to District

Harris County Municipal Utility District No. 248

Melissa J. Parks
Attorney for the District