

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248

Minutes of Meeting of Board of Directors

July 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, July 8, 2026, at which a quorum of Directors was present, as follows:

Marie Godard, Vice President
Ronda Shepherd, Secretary
Scott Woodard, Assistant Secretary
Steven Quance, Assistant Secretary

and the following absent:

A. Richard Wilson, President.

Also present were Mr. Derek Davenport; Ms. Angela Cunningham; Mr. Brian Breeding; Mr. Jerry Homan; Ms. Pam Magee; Ms. Megan Corson; Mr. Sam Meza; Mr. Patrick Newton; Mr. Scott Gray; Ms. Jennifer Hanna of Forvis Mazars; and Ms. Melissa J. Parks, attorney for the District.

In the absence of the President, the Vice 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 June 10, 2026. Upon motion by Director Woodard, seconded by Director Quance and unanimously carried, the Board approved the minutes as presented.
3. The Board discussed law enforcement patrol within the District and reviewed a report on activity in June prepared by the Harris County Sheriff's Office. Since the last meeting, the patrolling officers had responded to a suspicious person call at a railroad-owned home, for which the Harris County DA finally agreed to accept charges against the perpetrator. Mr. Homan and Mr. Breeding discussed further theft incidents in White Oak Falls and reported that Deputy S. Petter was working closely with residents in the area. If Board members have areas of concern they would like to bring to the attention of the officers, they can let Mr. Breeding know and he will pass them along. To that end, the Board requested assistance with a homeless person sleeping on benches in White Oak Springs and requested an update on enforcement of existing "no parking" signs in White Oak Falls believed to be TxDOT-approved. The Board next discussed placement of cameras under the District's contract with Flock Group Inc. Mr. Homan stated that after working with Flock and the patrolling officers, it appeared that obtaining two more cameras would provide beneficial additional coverage. After discussion, upon motion by Director Woodard, seconded by Director Shepherd and unanimously carried, the Board agreed to obtain the additional cameras and authorized the Board President or Vice President to sign documents as necessary outside of a Board meeting for this purpose.

4. Derek Davenport presented the bookkeeper's monthly report, reviewing checks reflected thereon and activity in each District account. General fund expenditures amounted to \$254,986.35 and upon release would leave a balance the general fund account, including investments, of \$7,550,101.41. Mr. Davenport reviewed a comparison of actual versus budgeted general operating revenues and expenditures for the first three months of the fiscal year ending March 31, 2027. Thereafter, Mr. Davenport reviewed the monthly investment report. After further discussion of bookkeeping matters, upon motion by Director Woodard, seconded by Director Quance and unanimously carried, the Board approved the bookkeeper's report as presented and authorized release of all disbursements listed thereon.

5. Jennifer Hanna presented a draft audit report for the District's fiscal year ended March 31, 2026. As of that date, the District had well over a two-year operating reserve on deposit in its general fund account. Director Godard commented that the District is content with a large operating reserve, given that the hospital within the District could someday become tax exempt. Jerry Homan also stated it was good practice for a mature district to maintain a healthy operating reserve to properly maintain aging infrastructure, possibly without the need to sell bonds. Ms. Hanna then reviewed various sections of the report and the notes to the financial statements, noting there were no new notes, but some had been updated as necessary. During review of the budget comparison schedule, the Board noted the \$637,977 capital outlay for the lift station rehabilitation project. The Board expressed interest in using surplus capital projects funds to reimburse the general fund for a portion of this project cost. The Board agreed to consider action on this at its next meeting. After further review of the draft audit, Ms. Hanna requested that directors and consultants review it and provide any comments to her office. Thereafter, upon motion by Director Woodard, seconded by Director Quance and unanimously carried, the Board approved the audit subject to such review, and authorized distribution of the final audit to the appropriate parties. Further, the Board authorized submission of the finalized audit for continuing disclosure purposes by the annual September 30 filing deadline.

6. Ms. Parks presented the attached Resolution Affirming Review of Investment Policy, Strategies, and Objectives and List of Brokers/Dealers. After review, upon motion by Director Shepherd, seconded by Director Woodard and unanimously carried, the Board approved the resolution indicating the Board's review of the policy, with no changes deemed necessary.

7. Angela Cunningham presented the tax assessor-collector's monthly reports. Through June 30, the District's 2025 taxes were 97% collected, and the 2025 taxes in the Defined Area remained 100% collected. To that end, Ms. Parks reported that initial letters demanding payment of taxes would be sent this month; responses reviewed during August; and in September, Ms. Parks will bring a list of accounts recommended for water termination or other actions to collect outstanding amounts. Ms. Cunningham presented proposed disbursements from the tax account and the Defined Area tax account and noted the remaining balances in each upon release of same. After further discussion of tax matters, upon motion by Director Woodard, seconded by Director Shepherd and unanimously carried, the Board approved both monthly reports as presented and authorized release of all disbursements listed thereon.

8. Brian Breeding presented the monthly operator's report, indicating water accountability at 97% and the sale of 14,396,000 gallons of water to District customers. 773 bills were prepared this month, including nine refunds.

Mr. Breeding reported that the operators had removed a rotted portion of the wooden fence at the White Oak Falls lift station. At the Weiser lift station, the operators had replaced the automatic transfer switch controller. In addition, a new water meter had been ordered for the hospital, as the existing meter had been under-reading. Jerry Homan addressed the Board and reported that the operators still had received no customer complaints or comments concerning surface water. He reported on the recent passing of Mike Kelley, a member of the Harris County FWSD No. 61 Board of Directors, and recommended that the Board contribute to Camp Hope in his memory, which the Board agreed to do. Next, Mr. Homan reported that the annual Sheriff Appreciation Day would be held on July 9, and he encouraged the Board to attend. After further discussion of operating and related matters, upon unanimous vote, the Board approved the operator's report as presented.

9. The Board discussed matters related to the North Harris County Regional Water Authority. Jerry Homan had appeared as a guest speaker at the Authority's interactive forum held June 30 to which directors, engineers and operators for all entities that currently receive surface water were invited. At that meeting, Mr. Homan discussed provision of surface water and how MUDs work in that regard. He stated the Authority board is still waffling about a rate increase, about which it is common knowledge one is needed. He anticipates a rate increase will be placed on the Authority's agenda in upcoming months and will be implemented after the Authority's November director election.

10. Scott Gray presented a detention and drainage facilities maintenance report and reviewed it with the Board. Mr. Gray indicated the facilities look good and are in good shape and then reviewed with the Board the photographs and other information in the report. Finally, Mr. Gray presented a letter for the Board's contract file addressing the fuel surcharge recently implemented by Ethoscapes. After further discussion of the monthly maintenance report, upon motion by Director Woodard, seconded by Director Shepherd and unanimously carried, the Board approved the report as presented.

11. Patrick Newton presented an engineer's report, copy attached. The developer's construction of the left turn lane and median opening for the Weiser Business Park is complete. The final inspection is being scheduled and the engineers are preparing the final pay estimate and project closeout.

Rehabilitation of the White Oak Falls and Huffmeister lift stations remains substantially complete. The final inspection is being scheduled, and the engineers are working on the final pay estimate and project closeout. Fencecrete is now to install new fencing at the White Oak Falls lift station, and to the end, Mr. Newton noted that Fencecrete had not responded to recent attempts at contact. Mr. Newton will continue these efforts and request that Fencecrete provide a construction schedule. The Board generally discussed the slow pace of the rehabilitation project and indicated its desire for completion in the near future. To that end, a discussion ensued on contract provisions concerning liquidated damages, performance bonds and the like. These can be pursued as and if necessary, as Mr. Newton confirmed the lift stations are functional and operating.

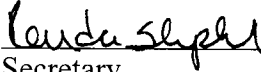
Regarding District provision of service to the 290/Huffmeister/Hempstead Road triangle tract, it was noted that all necessary easements had now been obtained from various landowners and recorded in the Harris County Real Property Records. To that end, the engineers

can proceed with obtaining final plan approval from Harris County and the City of Houston for the District facilities needed for this project. Mr. Newton will prepare a timeline for bidding and construction of this project to begin upon receipt of plan approval. After further discussion of engineering matters, upon motion by Director Woodard, seconded by Director Quance and unanimously carried, the Board approved the engineer's monthly report.

12. The Board discussed arbitrage and reviewed the fifth-year Arbitrage Maintenance Report on the District's Series 2017 Bonds. This report had been prepared in 2022 and the resulting calculations identified that no investment earnings were owed to the United States Treasury. In fact, the calculations indicated an arbitrage rebate liability at the end of this calculation as (\$113,777.83). A tenth-year arbitrage rebate report will be due for this issue no later than 60 days after February 9, 2027. In 2025, Municipal Risk Management Group LLC had recommended the Board engage Arbitrage Compliance Specialists Inc. to complete an interim calculation before 2027, due to the high-interest rate climate. In 2025, the Board declined the engagement. The Board now discussed CD interest rates from 2017 through the present, noting they had not gone much higher than 2%. After further discussion, the Board again declined pursuing an interim calculation.

13. The Board discussed pending business. There was general discussion about the recent conference of the Association of Water Board Directors. It was noted that starting August 5, the registration period opens for the winter AWBD conference to be held in Austin in January, 2027. Early registration was encouraged, as conference fees are lower then and more hotel rooms are available. It was next mentioned that Harris County Commissioner Tom Ramsey will present a Town Hall Meeting on Wednesday, July 29 at the George H. W. Bush Community Center on Cypresswood Drive.

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


Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248

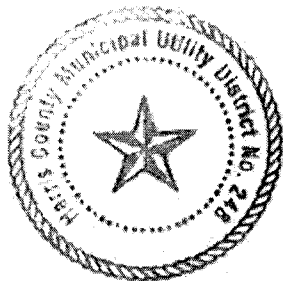
NOTICE OF PUBLIC MEETING

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, July 8, 2026.**

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

1. Public comments
2. Minutes of meeting held June 10, 2026
3. Patrol Report
4. Bookkeeper's report; review of checks and invoices; payment of bills; investment of District funds
5. Audit Report for Fiscal Year Ended March 31, 2026
6. Resolution Affirming Review of Investment Policy, Strategies and Objectives/List of Brokers & Dealers
7. Review of investments for compliance with Senate Bill 253 (Texas Government Code, Chapter 2270)
8. Authorize Continuing Disclosure filing
9. Tax assessor-collector's reports for District & Defined Area; invoices & checks; status of delinquent taxes; authorize actions for collection of delinquent accounts
10. Operator's report; repair and maintenance of District water, sewer, and drainage facilities; customer appeals & account adjustments; termination of service for open delinquent accounts
11. Matters related to the North Harris County Regional Water Authority
12. Detention pond operator report; authorize repairs and maintenance; fuel surcharge
13. Engineer's report: project design; approve advertisement for bids, award of contracts, pay estimates, and change orders; capital improvements plan; service to 290/Huffmeister/Hempstead Road triangle tract
14. Review of fifth-year arbitrage maintenance report on Series 2017 bonds
15. Pending business, including reports on AWBD summer conference



Melissa J. Parks
Attorney for the District