

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248

Minutes of Meeting of Board of Directors

August 12, 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, August 12, 2026, at which a quorum of Directors was present, as follows:

A. Richard Wilson, President
Marie Godard, Vice President
Ronda Shepherd, Secretary
Scott Woodard, Assistant Secretary
Steven Quance, Assistant Secretary

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; Sergeant L. Ditta; 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 July 8, 2026. Upon motion by Director Godard, seconded by Director Woodard and unanimously carried, the Board approved the minutes as presented.

3. The Board discussed law enforcement patrol within the District. Board members reviewed a report of activity in July prepared by the Harris County Sheriff's Office and was addressed by Sergeant Ditta, who discussed actions taken since the meeting to check on enforceability of existing "No Parking" signs in White Oak Falls. He explained that the "No Parking" sign near the school only prohibited parking in the school crosswalk. Next, several Board members and Jerry Homan praised Officer Petter for having caught the person who stole a backflow prevention device at a hotel in the District. Sergeant Ditta then addressed his implementation of a survey seeking responses from entities with patrol contracts about the entities' satisfaction with the program and the performance of the patrolling officers. Ms. Parks had forwarded the survey to the District's law enforcement committee for review and completion. The Board next discussed placement of the two additional cameras that are in the process of being obtained under the District's contract with Flock Group Inc. Brian Breeding reported that of the 12 total cameras, six are in the process of being permitted; four were formerly under the HOA's contracts and did not need new permits; and in approximately 30 to 45 days, the two additional cameras would be installed on private property. Finally, the Board discussed a new Interlocal Agreement with Harris County for provision of law enforcement services from October 1, 2026 through September 30, 2027. Ms. Parks stated she had reviewed the provisions of the contract and had no objections. There was no price increase from the current contract, and the only difference in the contracts was the duration of the term (one year). After discussion, upon motion by Director Godard, seconded by Director Shepherd and

unanimously carried, the Board authorized execution of the new patrol contract by the proper District officers.

4. Jorge Diaz presented the bookkeeper's monthly report, reviewing checks reflected thereon and activity in each District account. General fund expenditures amounted to \$338,905.97 and upon release would leave a balance the general fund account, including investments, of \$7,447,894.85. At the recommendation of Patrick Newton, the Board directed the bookkeeper to hold all checks payable to CF McDonald Electric, Inc. until the contractor completed punchlist items. Upon review of the debt service fund account, Mr. Diaz stated the District's next debt service payment on all outstanding bonds was due September 1. Further regarding bonds, and given funds available to the District, the Board indicated a desire to receive a recommendation from the District's financial advisor on the feasibility of defeasing any maturities of the District's outstanding bond issues. Mr. Diaz then reviewed a comparison of actual versus budgeted general operating revenues and expenditures for the first four months of the fiscal year ending March 31, 2027. Thereafter, Mr. Diaz reviewed the monthly investment report. After further discussion of bookkeeping matters, upon motion by Director Quance, seconded by Director Godard and unanimously carried, the Board approved the bookkeeper's report as presented and authorized release of all disbursements listed thereon.

5. The Board considered the attached Resolution Authorizing Use of Surplus Construction Funds. Ms. Parks presented and reviewed the Resolution which would authorize District use of the remaining amount in the District's Capital Projects Fund to reimburse the General Fund account for a portion of costs incurred to repair and rehabilitate the Huffmeister & White Oak Falls lift stations. The Board initially had discussed funding this project in this way in August, 2024. After discussion, upon motion by Director Quance, seconded by Director Woodard and unanimously carried, the Board adopted the attached Resolution.

6. Angela Cunningham presented the tax assessor-collector's monthly reports. Through July 31, the District's 2025 taxes were 97.2% collected, and the 2025 taxes in the Defined Area remained 100% collected. Regarding collection of delinquent accounts, Ms. Parks presented a list of accounts recommended for water termination to collect outstanding amounts. After discussion, the Board unanimously agreed with the recommendation. Ms. Cunningham presented proposed disbursements from the tax account and the Defined Area tax account. The Board discussed the numerous tax refund checks prepared as a result of the Harris Central Appraisal District's (HCAD) reduction of certified taxable values of various properties. Finally, Ms. Cunningham reported that HCAD is expected to certify 2026 taxable values in the District by the end of August. After further discussion of tax matters, upon motion by Director Woodard, seconded by Director Godard and unanimously carried, the Board approved both monthly reports as presented and authorized release of all disbursements listed thereon.

7. 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 and the final inspection has been held. The engineer is working on the final pay estimate and anticipates project closeout by the Board's September meeting.

Mr. Newton reported on rehabilitation of the White Oak Falls and Huffmeister lift stations. He noted that the final inspection was conducted this morning and identified one punchlist item which would be addressed later today. As discussed earlier during the bookkeeper's report, the contractor's Pay Estimates No. 5, 6 and 7/final have been prepared, and

Mr. Newton recommended Board authorization for payment of same once the contractor has completed the punchlist item. Mr. Newton then discussed installation of a new fence at the White Oak Falls lift station, noting he had communicated with contractor Fencecrete which had since sent a proposed contract. The operators and attorney had reviewed same, and the attorney had provided comments to the engineer. After discussion, upon motion by Director Godard, seconded by Director Woodard and unanimously carried, the Board approved execution of the contract by a District officer outside of a meeting if Fencecrete approves the critical revisions.

Mr. Newton discussed District provision of service to the 290/Huffmeister/Hempstead Road triangle tract. He reported that design of necessary utility facilities was complete and all necessary easements had been obtained from various landowners, and all of this information had been submitted to Harris County and the City of Houston for final approval. He also reported that platting was underway, and a platting schedule had been requested from Windrose. He confirmed that construction of facilities could begin prior to completion of platting and then reviewed the design and construction schedule shown in his report.

Mr. Newton addressed maintenance of the Weiser Business Park detention pond, noting that it should be being maintained by the County Precinct until completion of the channel improvement project, at which point it would transition to the Harris County Flood Control District for maintenance. Mr. Homan stated that the District could mow the pond in the meantime and that he would consult and notify Scott Gray as appropriate. Finally, Mr. Newton mentioned simply for the Board's information that Tesla had submitted plans to the District's engineers for installation of charging stations on Tesla's property and seeking a letter of no objection. The plans were likely submitted as the District has a drainage easement over a portion of which the charging stations would cross. Mr. Newton had provided the requested letter. The Board noted that if the charging stations would generate taxable revenue, the District should see an increase in Tesla's certified property value and should notify the City of Houston for its addition of Tesla's stations to the Strategic Partnership Agreement business list. After further discussion of engineering matters, upon unanimous vote, the Board approved the report as presented, authorized the developer's payment of the left turn lane/median opening construction contractor, and authorized execution of CF McDonald Electric's pay estimates No. 5 through 7.

8. Brian Breeding presented the monthly operator's report, indicating water accountability at 97% and the sale of 15,265,000 gallons of water to District customers. Mr. Breeding reported on the status of the new water meter ordered for the hospital, noting that the District had obtained a good price and that the meter was expected to arrive soon. The meter being replaced had been installed approximately five years ago. Director Woodard then reported a customer compliment on the surface water provided by the District. This customer had measured total dissolved solids in the water at his property before and after conversion to surface water and found a lower reading in the surface water. Jerry Homan commented, noting that the North Harris County Regional Water Authority (NHCRWA or Authority) purchases surface water from the City of Houston, whose water plant initially treats the raw surface water. Mr. Homan stated he would pass along the compliment to the NHCRWA.

Mr. Breeding reported on work completed by the operators during the month, including their continued monitoring of railroad-owned homes for illegal water usage. Jerry Homan then addressed the Board and reported that the operators had prepared the District's and Harris County FWSD No. 61's facilities for hurricane season. He then reported on the Harris County Precinct 3 town hall meeting held by Commissioner Ramsey on July 29. Directors

Quance, Shepherd, and Godard had also attended the town hall, with Director Godard mentioning previous attempts to work with the Precinct regarding sidewalks. Mr. Homan stated he would be happy to meet with the head of the Precinct's road, bridge, and sidewalks department to discuss not only sidewalks but also mowing of the Weiser Business Park detention pond. Finally, Mr. Homan reported that the Harris County Sheriff's Appreciation Day to which the District had contributed funds had gone well, after which he mentioned programs and events of the Association of Water Board Directors, which he encouraged directors to attend. To that end, there followed discussion about reporting event attendance to the District's bookkeeper as well as the process for reimbursement of directors for expenses. After further discussion of operating and related matters, upon motion by Director Godard, seconded by Director Shepherd and unanimously carried, the Board approved the operator's report as presented.

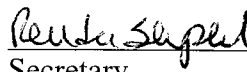
9. The Board discussed matters related to the NHCRWA. Jerry Homan reported on the Authority board's discussion on purchase of groundwater credits in an effort to avoid Harris-Galveston Subsidence District's (HGSD) disincentive fees. He also reported it was his understanding that the HGSD had extended the life cycle of its groundwater conversion credits. Finally, the Board mentioned the Authority directors who are up for election this fall.

10. Scott Gray presented a detention and drainage facilities maintenance report, copy attached. Mr. Gray reviewed the photographs and other information in his report, noting that the District's facilities are in good shape. He next discussed issues identified by Board members concerning broken concrete and other problems at the walking trail around White Oak Springs pond. He reviewed photographs showing an overview of the trail, along with additional photographs of each problem area. He presented a repair proposal and noted that the proposed price had been moderated since some of the damage had likely been caused by Ethoscapes' ZTR lawnmowers. Mr. Homan and Mr. Gray agreed the other damage could possibly have been due to a bad batch of concrete used by the sidewalk contractor. The directors agreed and also noted it did not appear that the damages had been caused by vandalism. After further discussion, upon motion by Director Woodard, seconded by Director Shepherd and unanimously carried, the Board accepted the proposal for sidewalk repair. Further, the Board directed Mr. Gray to emphasize to his employees that Ethoscapes' tractors and mowers should only cross the trail at designated crossing areas. After further discussion of Mr. Gray's report, upon unanimous vote, the Board approved the report as presented.

11. The Board discussed an annual arbitrage maintenance report provided by Municipal Risk Management Group, LLC, copy attached. Ms. Parks reviewed the report with the Board, noting it indicated that for the District's Series 2017 refunding bonds, a 10th year arbitrage rebate report would be due no later than 60 days after February 9, 2027. The District had previously entered into an evergreen contract with Arbitrage Compliance Specialists, Inc. (ACS) for such work, for which the estimated cost was \$3,425. After discussion, the Board authorized ACS to proceed with completion of such report.

12. The Board discussed pending business, with Ms. Parks noting the August 31, 2026 deadline for director completion of cybersecurity and artificial intelligence training.

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


Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248

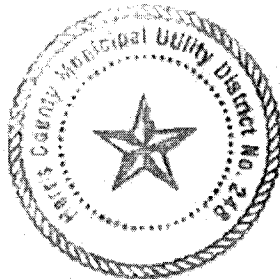
NOTICE OF PUBLIC MEETING

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, August 12, 2026.**

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

1. Public comments
2. Minutes of meeting held July 8, 2026
3. Patrol/camera contracts committee report; 2026-2027 Interlocal Agreement for Law Enforcement Services
4. Bookkeeper's report; review of checks and invoices; payment of bills; investment of District funds
5. Resolution Authorizing Use of Surplus Construction Funds (lift station rehabilitation)
6. Tax assessor-collector's reports for District & Defined Area; invoices & checks; status of delinquent taxes; authorize actions for collection of delinquent accounts, including termination of water service
7. 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
8. Operator's report; repair and maintenance of District water, sewer, and drainage facilities; customer appeals & account adjustments; termination of service for open delinquent accounts
9. Matters related to the North Harris County Regional Water Authority
10. Detention pond operator report; authorize repairs and maintenance, including for damages at walking trail
11. Annual arbitrage maintenance report
12. Pending business, including August 31, 2026 deadline for reporting on director cybersecurity & AI training




Melissa J. Parks
Attorney for the District