HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248
Minutes of Meeting of Board of Directors
September 9, 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, September 9, 2026, at which a quorum of Directors was present, as follows:

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

and the following absent:

Scott Woodard, Assistant Secretary.

Also present were Mr. Jorge Diaz; Ms. Angela Cunningham; Mr. Jerry Homan; Ms. Pam Magee; Ms. Megan Corson; Mr. Patrick Newton; Mr. Scott Gray; Ms. Leslie Cook, Deputy S. Petter; 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 August 12, 2026. Upon motion by Director Godard, seconded by Director Quance 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 amounted to $213,275.20 and upon release would leave a balance the general fund account, including investments, of $7,729,812.58. Going forward, the Board requested that the bookkeeper provide invoices for District payments made via automated clearing house (ACH) transaction. Mr. Diaz noted that the transfer of funds authorized last month from the capital projects to the general fund account had been completed, and the remaining $4,015 had been transferred as well. The bookkeepers completed the District's September 1 debt service payments on all outstanding bonds. Mr. Diaz then reviewed a comparison of actual versus budgeted general operating revenues and expenditures for the first five months of the fiscal year ending March 31, 2027, as well as a monthly investment report. After further discussion of bookkeeping matters, upon motion by Director Shepherd, seconded by Director Quance 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 August 31, the District's 2025 taxes were 98.2% collected. The 2025 taxes in

the Defined Area remained 100% collected. Ms. Cunningham presented proposed disbursements from the regular and Defined Area tax accounts. There were large refunds to two taxpayers due to reductions of the certified taxable values of their properties. After further review of the reports, upon motion by Director Godard, seconded by Director Shepherd and unanimously carried, the Board approved both monthly reports as presented and authorized release of all disbursements listed thereon.

5. The Board discussed law enforcement patrol within the District and reviewed a report of August activity prepared by the Harris County Sheriff's Office. Deputy Petter reported that his office was in the process of reviewing footage from cameras at the Travelodge in connection with theft of backflow prevention devices. A backflow prevention device had also been stolen from the Country Inn & Suites hotel. He also reported on numerous calls from businesses during the month and to that end, Mr. Homan and Deputy Petter stated they are working to remove the hospital from the official patrol boundaries under the District's contract with Harris County. Likewise, Harris County Fresh Water Supply District No. 61 is attempting to have the Walmart removed from its patrol boundaries. The goal of these actions is to allow the contracted officers to patrol more within the neighborhoods of the two districts. The Board then noted having observed materials dumped near District detention ponds in White Oak Falls and White Oak Springs subdivisions and requested assistance in this regard. Jerry Homan reported that as discussed last month, the two additional Flock cameras have been installed on private property; six other cameras are still in the process of being permitted. Finally, it was noted that the sheriff's office had communicated with the District about this year's National Night Out on October 6. The Board agreed that as the deadline to register neighborhoods for the event ended today, the Board would decline official participation this year.

6. Ms. Cook presented 2026 tax rate recommendations for the District. Based on the District's debt service requirements and operating needs, Ms. Cook recommended a District debt service tax of $0.18 and operations and maintenance tax of $0.18 for a total of $0.36. For the Defined Area, Ms. Cook recommended a debt service tax of $0.25. Both recommended debt service rates are lower than in the previous year, as the certified taxable value in the District grew by 16.57%, while in the Defined Area, the taxable value increased by 57.77%. The Board noted that the District is a developing district as described by provisions of the Texas Water Code, and that the District enacted a $70,000 homestead tax exemption for 2026 for persons 65 or older or disabled. Board members thoroughly discussed the recommended drop in the debt service rate for the District as a whole, with at least one director expressing no desire to reduce the debt service tax rate. After further review and discussion, upon motion by Director Godard, seconded by Director Quance and unanimously carried, the Board voted unanimously to authorize publication of a $0.38 tax rate for 2026 in the District as a whole, noting it would make

a final decision on the 2026 rate in October. The Board next discussed the recommended rate for the Defined Area, and upon motion by Director Godard, seconded by Director Shepherd and unanimously carried, the Board authorized the tax assessor-collector to publish the recommended rate for the 2026 tax. Thereafter, upon motion duly made, seconded and unanimously carried, the Board adopted the attached Resolution designating the District as a developing district and authorizing the tax assessor-collector to prepare calculations pursuant to the Texas Tax Code and publish notice that the Board will consider and set the tax rates at its October Board meeting.

7. Ms. Cook addressed the Board regarding the feasibility of defeasing any outstanding maturities of the District's bonds. Ms. Cook stated that three series of the District's five outstanding series of bonds were callable at this time, but in the current interest rate environment, and given that the interest rates being paid to bondholders range between 2.75% and 3.75%, she did not recommend a defeasance at this time.

8. Patrick Newton presented an engineer's report, copy attached. As reported last month, Weiser Business Park's construction of a left turn lane and median opening is complete and the final inspection has been held, and the engineer is working on the final pay estimate and project closeout. Mr. Newton reported that this project is part of the developer's overall Fallbrook Road project, and the final inspection is set for January 28, 2027. Regarding reimbursement of this developer, the engineer suggested that an item be placed on next month's agenda for preparation of a reimbursement audit and noted the District could pay the reimbursable amount from the Defined Area capital projects fund account at the November meeting.

Mr. Newton discussed District provision of service to the 290/Huffmeister/ Hempstead Road triangle tract. He reviewed the design and construction schedule, noting that plans for the project had been resubmitted for agency approvals, and he expected the Board could authorize him to advertise for construction bids at the November meeting. As reported last month, platting will proceed simultaneously, with field work beginning September 14 and completion of the plat anticipated six to nine months after the field work is finished.

Mr. Newton reported on upcoming fence work the White Oak Falls and Huffmeister lift stations, and his further communications on the subject with Fencecrete representatives. There is a new person at Fencecrete assigned to this project, and Mr. Newton was optimistic about a response from the company before the Board's next meeting. If not, the engineers would contact another company about installing the fence.

Mr. Newton reported on future maintenance of the Weiser Business Park detention pond, stating that Harris County Precinct 3 representatives had verbally acknowledged responsibility for maintenance of the pond before Harris County Flood Control District's

completion of its detention project. Once the project is complete, HCFCD will be responsible for maintenance of this pond. After further discussion of engineering matters, upon motion by Director Shepherd, seconded by Director Godard and unanimously carried, the Board approved the engineer's report as presented and authorized payment by the developer of A & F General Contractors, LLC's final pay estimate for the left turn lane/median opening project.

9. Jerry Homan presented the monthly operator's report, indicating that there were 776 bills mailed and 18,152,000 gallons of water used by customers in August. There were still no customer issues regarding surface water. The new water meter ordered for the hospital had arrived and been installed. Next, Mr. Homan presented and reviewed two fliers that the operators recommended providing to District customers encouraging update of their contact information and setting up automatic online water bill payments. After discussion, the Board approved distribution of these notices. After further discussion of operating and related matters, upon motion by Director Quance, seconded by Director Godard and unanimously carried, the Board approved the operator's report as presented.

10. The Board discussed matters related to the North Harris County Regional Water Authority. Jerry Homan reported on a recent communication by Harris County Fresh Water Supply District No. 61 with various state-level elected officials as well as top officials at the Texas Commission on Environmental Quality, the Texas Water Development Board, the Association of Water Board Directors and other regional water authorities. The communication brought to these officials' attention the actions of the Authority's board over the past several years to the detriment of that entity and its constituents and requested an independent review to determine whether the enacted policies are fiscally responsible and in the best interests of the residents that the Authority serves. Mr. Homan presented a copy of such letter and reviewed it with the Board. The Board discussed the letter and the situation in detail and was informed by Mr. Homan that the Water Users Coalition is encouraging other water districts to write their own similar letters or send letters supporting No. 61's letter to all of these officials. The Board discussed idea and wholeheartedly and unanimously voted to join in the effort and send a letter of support. Any individual Board members who were themselves interested in sending a letter were encouraged to do so as well.

11. Scott Gray presented a detention and drainage facilities maintenance report, copy attached. He reviewed photographs and other information in his report and stated that the District's facilities were in good shape. He then presented and reviewed a proposal for repainting the reinforced concrete crossover strips at the White Oak Falls and White Oak Springs detention ponds with patio green paint. These crossover strips were last painted in 2020, and the paint is fading. After review of the $7,842.80 proposal, upon motion by Director Godard, seconded by Director Shepherd and unanimously carried, the Board accepted it. Finally, Mr.

Gray reported that next week, Ethoscapes should begin repair of broken concrete and other problems at the walking trail around White Oak Springs pond. After further discussion of Mr. Gray's report, upon unanimous vote, the Board unanimously approved the report as presented.

12. The Board discussed pending business. Ms. Parks reported that Weiser Business Park Land, LLC had executed the Mowing Maintenance Agreement concerning the strip of land north of Fallbrook Drive and had conveyed the strip to the District by way of a deed recorded July 21, 2026 in the Harris County Real Property Records. Ms. Parks next reported that as discussed last month, her office had mailed water termination letters to various delinquent taxpayers to collect outstanding taxes. All but two taxpayers had since paid in full, and the remaining two taxpayers had until September 28 to pay to avoid termination of service. After discussion, the Board approved proceeding as described. Finally, Director Godard requested that monthly meeting minutes be sent for Board review no later than two weeks after each meeting, and that the attorneys compile a packet of consultant reports and send it to the Board by the Friday before each regular meeting.

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

Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248

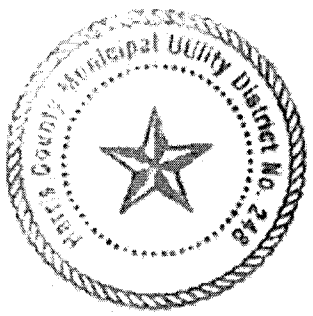
NOTICE OF PUBLIC MEETING

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, September 9, 2026.**

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

1. Public comments
2. Minutes of meeting held August 12, 2026
3. Patrol/camera contracts committee report
4. Bookkeeper's report; review of checks and invoices; payment of bills; investment of District funds
5. 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
6. Review Truth in Taxation calculations and recommendations for 2026 tax rates; Resolutions (1) Finding District/Defined Area to be Low Tax Rate, Developed, Developing, or Developed District in a Declared Disaster Area, (2) Calling Public Hearings on 2026 Tax Rate and (3) Authorizing Tax Assessor-Collector to Prepare and Publish Notices of Public Hearing
7. Update District website to include proposed 2026 tax rate information
8. Engineer's report: project design; approve advertisement for bids, contract award, pay estimates, and change orders; capital improvements plan; service to 290/ Huffmeister/Hempstead Road triangle tract
9. Operator's report; repair and maintenance of District water, sewer, and drainage facilities; customer appeals & account adjustments; termination of service for open delinquent accounts
10. Matters related to the North Harris County Regional Water Authority
11. Detention pond operator report; authorize repairs and maintenance
12. Pending business



Melissa J. Parks
Attorney for the District