

## HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 238

### Minutes of Meeting of Board of Directors

October 28, 2025

The Board of Directors (the “Board”) of Harris County Municipal Utility District No. 238 (the “District”) met in regular session, open to the public, in accordance with the duly posted notice of meeting and the Texas Open Meetings Act. The roll, consisting of the duly constituted officers and members of said Board, was called as follows:

Randy Love	-	President
Gary Nelson	-	Vice President
C.L. “Steve” Crane	-	Secretary
Ronald Julun	-	Assistant Secretary
Patricia Richardson	-	Director

All of the said persons were present, thus constituting a quorum.

Also present were Creston Minter and Jamie Reib, of H2O Innovation (the “District’s Operator”); Lynnette Tujague of Municipal Financial Management; Taylor Reed of Vogler & Spencer Engineering, Inc. (the “District’s Engineer”); Jonathan Roach, Jewel Wheeler, and Jeffrey Blakenship of Roach & Associates, PLLC (the “District’s Attorney”); Scott Gray of Champions Hydro-Lawn, Inc. (the “District’s Landscaping Consultant”); Isabel Mata of Wheeler & Associates, Inc.; and John Howell & Alyssa Peruchini of The GMS Group, LLC. (the “District’s Financial Advisor”). [\*REMOTE ATTENDEES]

### PUBLIC COMMENTS

There were no public comments.

### OPERATIONS AND MAINTENANCE REPORT

Mr. Minter presented the Operations and Maintenance Report; attached as **Exhibit “A”**, which includes updates on the following topics: (1) Repair and maintenance of District facilities; (2) Report on the manhole inspection; (3) Options for sanitary sewer line cleaning and issues; (4) Status of maintenance cost-sharing; (5) Appeals of District charges and customer disconnects, noting the District’s Operator received one new appeal this month to which the Board concurred to deny; and (6) Lead & Copper Rules Revisions.

Next, the District’s Attorney reviewed the proposed amendment to the Rate Order, explaining that he changes consist of miscellaneous fee increases under the District’s Operator Contract and do not include any increase to the District’s water or sewer rates.

After no further discussion, Director Crane motioned to approve: (1) the Operator’s Report; and (2) the proposed Rate Order Amendment. This motion was seconded by Director Julun, and passed unanimously.

## **MINUTES OF PRIOR BOARD MEETINGS**

The Board considered approval of the regular meeting minutes of September 23, 2025. After no discussion, Director Julun motioned to approve the minutes as presented. Director Love seconded the motion, which passed unanimously.

## **TAX ASSESSOR/COLLECTOR'S REPORT**

Ms. Mata presented the Tax Assessor/Collector's Report; attached as **Exhibit "B"**. After no further discussion, Director Nelson motioned to approve the Tax Assessor/Collector's Report, including payment of checks and uncollectable roll presented therein. Director Julun seconded the motion, which passed unanimously.

## **DELINQUENT TAX ATTORNEY REPORT**

Mr. Roach presented the Delinquent Tax Attorney's Report; attached as **Exhibit "C"**. Ms. Mata noted one account required Board action and reported that the delinquent tax attorney recommended discontinuing service. She explained that the resident is currently going through probate and requested additional time; however, the account holder previously defaulted on a payment plan. After discussion, Director Nelson moved to deny the resident's request and proceed with termination of water service. Director Julun seconded the motion, which passed 4-1, with Director Love abstaining.

## **PUBLIC HEARING REGARDING 2025 TAX RATE**

Mr. Roach reminded the Board that it had previously indicated its intent to levy, and had published notice of, the District's proposed 2025 tax rate of \$0.39 per \$100 of assessed valuation. The Board then opened the public hearing on the proposed 2025 tax rate. After receiving no public comments or discussion, the Board closed the public hearing.

## **LEVY TAX RATE AND ADOPT ORDER**

The Board next considered adopting an Order Levying Taxes for 2025. After review and discussion, Director Crane moved to adopt the Order Levying Taxes for 2025, providing for a total tax rate of \$0.39 per \$100 of assessed valuation, consisting of \$0.23 for debt service and \$0.16 for maintenance and operation. Director Julun seconded the motion, which passed unanimously.

## **AMENDED DISTRICT INFORMATION FORM WITH NEW TAX RATE**

The Board next considered approving the Amendment to District Information Form ("DIF") to reflect the District's 2025 tax rate. Upon motion by Director Nelson, seconded by Director Julun, the Board voted to approve the Amendment to DIF to be filed with Harris County and the Texas Commission on Environmental Quality ("TCEQ") as required by law. The motion passed unanimously.

## **BOOKKEEPER'S REPORT**

Ms. Tujague presented the Bookkeeper's Report and Energy Compliance Report, including payment of invoices contained therein; a copy of which report is attached hereto as **Exhibit "D"**. After no further discussion, Director Nelson motioned to approve the Bookkeeper's Report, including the payment of invoices. The motion was seconded by Director Julun and passed unanimously.

## **DEVELOPMENT REPORTS, INCLUDING UTILITY CAPACITY AND/OR FINANCING AGREEMENT REQUESTS, SITE/FACILITY CONVEYANCES, OPTIONS FOR POSSIBLE ANNEXATION, AND RELATED MATTERS**

Mr. Reed reported that there were no updates on the Canterbury Development.

## **ENGINEER'S REPORT**

Mr. Reed presented the Engineer's Report, attached as **Exhibit "E"**, and provided updates on the following: (1) Radium Treatment-Ion Exchange Water Plant No. 1 and No. 2; (2) Capital Improvement Plan; and (3) Barkers Ridge Section 1-5 Sanitary Sewer Clean &TV. After no further discussion, the Board concurred to approve the Engineer's Report.

## **REVIEW OF POSSIBLE SERIES 2025 BOND ISSUE AND RELATED MATTERS**

Mr. Reed noted that he is working to address comments provided by the District's Financial Advisor on the Bond Application Report ("BAR"), and will send it to the District's Attorney for review once complete.

Next, Mr. Roach explained that the BAR involves a multi-party process requiring coordination among the District's Engineer, who prepares the report; and the District's Financial Advisor and Attorney, who review and finalize the package for submission to the TCEQ. He further advised that the Board must approve an official Order Authorizing Application to the TCEQ prior to transmittal. Mr. Roach also requested authorization for the District's Tax Assessor to submit an Estimate of Value request to the Harris Central Appraisal District ("HCAD"). Following discussion, Director Nelson motioned to approve: (1) the Order Authorizing Application of the BAR to the TCEQ, and (2) the District's Tax Assessor to request an Estimate of Value from HCAD. Director Crane seconded the motion, which passed unanimously.

## **STATUS OF MAINTENANCE BY CHAMPIONS**

Mr. Gray presented the Detention and Drainage Facilities Report, attached as **Exhibit "F"**, noting no new updates on the various detention ponds and channels.

## **REVIEW OF INTERLOCAL AGREEMENT WITH HARRIS COUNTY FLOOD CONTROL DISTRICT (“HCFCF”) AND SUBMISSION OF MOWING REIMBURSEMENT RELATED TO HCFCF**

The Board reviewed the agreement with HCFCF for mowing services from May through November, along with partial reimbursement for additional mowing expenses. Director Richardson motioned to approve the amended agreement, subject to final review. Director Love seconded the motion, which passed unanimously.

## **TECHNOLOGY AND WEBSITE UPDATES**

Mr. Roach noted that Ms. Gentry will present the District’s website at the next regular Board meeting. Director Crane advised that he has been working with Ms. Gentry on the website and that it looks wonderful.

## **DIRECTOR’S REPORTS**

Director Julun provided an update on the most recent West Harris County Regional Water Authority meeting, including engineering updates and map revisions.

Next, the Board discussed the Association of Water Board Directors' proposed bylaw amendments and the Board’s designated voter. After a lengthy discussion, Director Nelson motioned to appoint Director Julun as the designated voter. This motion was seconded by Director Crane, which passed unanimously.

## **ATTORNEY’S REPORT**

Mr. Roach noted that the Board previously authorized the District’s Attorney as the Designation for Receiving Public Information Act (“PIA”) Requests, noting that the filing is required to be submitted to the Texas Attorney General by October 1st of each year. Accordingly, the Designation was filed on behalf of the District.

Next, Mr. Roach noted that RAPLLC’s Woodlands office will be relocating and discussed the requirements for designating an official record address for the District and the option of designating additional/alternate meeting places. He then presented a Resolution designating RAPLLC’s Woodlands office as the record office for the District and as an additional meeting place(s). Director Nelson motioned to adopt the Resolution as discussed. The motion was seconded by Director Julun, which passed unanimously.

## **ADDITIONAL PUBLIC COMMENTS**

There were no additional public comments.

## **EXECUTIVE SESSION PURSUANT TO TEXAS GOVERNMENT CODE, SECTIONS 551.071, 551.074, ET. SEQ.**

The Board did not enter into executive session.

**ADDITIONAL PENDING BUSINESS AND SCHEDULE FOR UPCOMING BOARD MEETINGS**

The Board concurred to reconvene for their next scheduled Board meeting on November 25, 2025, and to postpone their December Board meeting to January 2, 2026. After no further discussion to come before the Board, Director Julun motioned to adjourn the meeting. Director Richardson seconded the motion, which passed unanimously.

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Approved this 25th day of November 2025.

/s/Steve "C.L." Crane  
Secretary, Board of Directors



#### LIST OF EXHIBITS

- Exhibit A – Operations and Maintenance Report
- Exhibit B – Tax Assessor/Collector’s Report
- Exhibit C – Delinquent Tax Attorney/Collector’s Report
- Exhibit D– Bookkeeper’s Report
- Exhibit E – Engineer’s Report
- Exhibit F – Detention and Drainage Facilities Report