HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 238
Minutes of Meeting of Board of Directors
May **27, 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 except Directors Crane and Julun, thus constituting a quorum.

Also present were Creston Minter of H2O Innovation (the "District's Operator"); Lynnette Tujague of District Data Services, Inc. (the "District's Bookkeeper"); Taylor Reed of Vogler & Spencer Engineering, Inc. (the "District's Engineer"); Jonathan Roach, Ray Arce, and Jewel Wheeler of Roach & Associates, PLLC (the "District's Attorney"); Scott Gray of Champions Hydro-Lawn, Inc. (the "District's Landscaping Consultant"); and Isabel Mata of Wheeler & Associates, Inc. (the "District's Tax Assessor"). [*REMOTE ATTENDEES]

PUBLIC COMMENTS

There were no public comments.

MINUTES OF PRIOR BOARD MEETINGS

The Board considered the regular meeting minutes of April 22, 2025. After a brief discussion, Director Nelson motioned to approve both sets of minutes. Director Love seconded the motion, which passed unanimously.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. Mata presented the Tax Assessor/Collector's Report; a copy is attached as **Exhibit "A"**. 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 Love seconded the motion, which passed unanimously.

DELINQUENT TAX ATTORNEY REPORT

Mr. Minter updated the Board regarding 3403 Zephyr Glen Way, noting that service has been cut off as instructed by the Board last month and that the home has been abandoned. Mr. Roach advised that the District's Delinquent Tax Attorney will be filing a tax lawsuit.

BOOKKEEPER'S REPORT

Ms. Tujague presented the Bookkeeper's Report, including payment of invoices contained therein; a copy of which report is attached hereto as **Exhibit "B"**. After a brief discussion regarding the closure of the Texas Regional Bank CD account, Director Nelson motioned to approve: 1) the Bookkeeper's Report, including the payment of invoices; and 2) Lynette Tujague as the only signer on the General Operating Fund CD account closure. The motion was seconded by Director Love 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 noted that there are no updates on the Canterbury Development.

ENGINEER'S REPORT

Mr. Reed presented the Engineer's Report, a copy is attached as **Exhibit "C"**, and provided updates on the following: (1) Radium Treatment-Ion Exchange Water Plant No. 1 and No. 2; (2) Capital Improvement Plan; (3) Surface Water Connection, the District's Engineer noted Director Love and Director Crane will be receiving documents via email to sign; (4) Emergency Response Plan; and (5) Barkers Ridge Section 1-5 Sanitary Sewer Clean &TV.

Next, Mr. Reed discussed the possibility of a future bond for the District. Then, the Board, the District's Engineer, and the District's Attorney ensued a lengthy conversation regarding future bonds.

After no further discussion, Director Love motioned to approve: (1) the Engineer's Report; and (2) the District's Engineer to prepare an expedited bond application report. This motion was seconded by Director Nelson and passed unanimously.

STATUS OF MAINTENANCE BY CHAMPIONS

Mr. Gray presented and reviewed the Detention and Drainage Facilities Report, a copy is attached as **Exhibit "D"**, noting no new updates on the various detention ponds and channels aside from the fence by Bear Creek had been cut open again. Mr. Gray noted that everything is operating as expected.

Next, the Board briefly discussed the vandalized fence. After a brief discussion, the Board concurred to refrain from repairing the fence at this time.

OPERATIONS AND MAINTENANCE REPORT

Mr. Minter presented the Operations and Maintenance Report; a copy is attached as

Exhibit "E", which includes updates on the following topics: (1) Repair and maintenance of District facilities, noting $21,000 in hydrant repairs; (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 no appeals this month; (6) Lead & Copper Rules Revisions; (7) Storage of excess supplies at WWTP site; (8) Storm damage assessment, repairs, and readiness; and (9) the Consumer Confidence Report.

After a brief discussion, Director Richardson motioned to approve: (1) the Operations and Maintenance Report; (2) the Consumer Confidence Report; and (3) the District's Operator to write off walk-offs. This motion was seconded by Director Nelson and passed unanimously.

EMERGENCY INTERCONNECT AGREEMENTS AND ISSUES WITH NEIGHBORING DISTRICTS/WATER SYSTEMS

Mr. Roach noted that there are no new updates at this time.

TECHNOLOGY AND WEBSITE UPDATES

Ms. Wheeler reported that the District's website has been updated.

DIRECTOR'S REPORTS

Mr. Arce presented Director Julun's West Harris County Regional Water Authority ("WHCRWA") report.

Then, Director Love noted he attended an event for the Places 4 People trail/sidewalk project and presented photos.

Next, the Board briefly discussed Director Julun preparing an Emergency Planning Review and Contingency Planning Review.

ATTORNEY'S REPORT

Mr. Roach discussed proposed bills HB638 and HB1522, noting these will be very impactful on the District if passed as laws. Mr. Roach advised the Board that HB638 would require the Board meetings to be recorded and posted to the public, and HB1522 would require Board meeting agendas to be posted at least three business days prior to the meeting.

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 June 24, 2025. After no further discussion to come before the Board, Director Love motioned to adjourn the meeting. Director Nelson seconded the motion, which passed unanimously.

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Approved this 24th day of June 2025.

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

[SEAL]

LIST OF EXHIBITS

Exhibit A – Tax Assessor/Collector's Report
Exhibit B – Bookkeeper's Report
Exhibit C – Engineer's Report
Exhibit D – Detention and Drainage Facilities Report
Exhibit E – Operations and Maintenance Report