

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 238
Minutes of Meeting of Board of Directors
March 24, 2026

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, 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”); Isabel Mata of Wheeler & Associates, Inc.; and John Howell, who entered later in the meeting, and Alyssa Peruchini of The GMS Group, L.L.C. (the “District’s Financial Advisor”).

PUBLIC COMMENTS

There were no public comments.

MINUTES OF PRIOR BOARD MEETINGS

The Board considered approval of the minutes of the regular meeting held on February 24, 2026. After no discussion, Director Nelson motioned to approve the minutes as presented. Director Julun seconded the motion, which passed unanimously.

Mr. Howell entered the meeting.

REVIEW OF POSSIBLE SERIES 2025 BOND ISSUE AND RELATED MATTERS

Ms. Peruchini provided an update on the status of the District’s proposed Series 2026 bond issue, advising that she is waiting on the Texas Commission on Environmental Quality (“TCEQ”) to adopt an Order Approving the District’s Bond Application (the “Order”). Ms. Peruchini then presented and reviewed the District’s cash flow analysis, a draft of the Preliminary Official Statement (“POS”), and Notice of Sale (“NOS”) for the Series 2026 bonds. Next, Mr. Howell presented the G-23 Form and explained that this letter outlines the Municipal Securities Rulemaking Board Rule G-23 requirements prohibiting a firm from serving as both financial advisor and underwriter on the same bond issue and confirms GMS Group’s role as Financial Advisor. After a thorough discussion,

Director Nelson made the following motion: (1) to approve the POS, as drafted, subject to receipt of the Order; (2) to approve the NOS, as drafted; (3) authorization to execute the G-23 Form; and (4) defer issuance of the Notice of Sale and sale of the bonds until further authorization by the Board. This motion was seconded by Director Julun and passed unanimously.

Mr. Howell exited the meeting.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. Mata presented the Tax Assessor/Collector's Report; 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 Julun seconded the motion, which passed unanimously.

Ms. Mata exited the meeting.

DELINQUENT TAX ATTORNEY REPORT

Mr. Roach noted no action necessary at this time.

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 no further discussion, Director Nelson motioned to approve the Bookkeeper's Report, including the payment of invoices. The motion was seconded by Director Crane and passed unanimously.

AUTHORIZE CONSULTANTS TO RESEARCH UNCLAIMED PROPERTY, RELEASE NOTICE TO CERTAIN UNCLAIMED PROPERTY OWNERS, AND FUTURE FILINGS ON UNCLAIMED PROPERTY REPORT WITH THE STATE

Mr. Roach advised that the District is required to review and identify any unclaimed property in its possession, including water utility deposits, tax overpayments, and other funds, which must be reported and, in certain cases, escheated to the State of Texas. Upon a motion by Director Nelson, seconded by Director Crane, the Board voted unanimously to authorize the District's consultants to research any unclaimed property held by the District and provide the required notice, as applicable.

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

Mr. Reed reported that the revised Utility Commitment Letter ("UCL") for the Canterbury Development was sent to Canterbury, who confirmed the amount, but has not yet returned the fully executed UCL.

ENGINEER'S REPORT

Mr. Reed presented the Engineer's Report, attached as **Exhibit "C"**, and provided updates

on the following: (1) Radium Treatment-Ion Exchange Water Plant No. 2; (2) Capital Improvement Plan; (3) Barkers Ridge Section 1-5 Sanitary Sewer Clean &TV; and (4) Surface Water Connection, noting that construction is underway. After no further discussion, the Board concurred to approve the Engineer's Report.

Ms. Peruchini exited the meeting.

STATUS OF MAINTENANCE BY CHAMPIONS

Mr. Gray presented the Detention and Drainage Facilities Report, attached as **Exhibit "D"**, reporting that there were no new updates regarding the various detention ponds and channels. He further advised that, although all-terrain vehicle ("ATV") activity has been observed within the Barker's Crossing neighborhood, there is no evidence of ATVs operating in or around the detention pond.

OPERATIONS AND MAINTENANCE REPORT

Mr. Minter presented the Operations and Maintenance Report; attached as **Exhibit "E"**, 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 no new appeals; (6) Lead & Copper Rules Revisions; and (7) the Uncollectable List, noting a final balance of \$864.57. After a brief discussion, Director Richardson motioned to approve the Operator's Report and write off the Uncollectible List. This motion was seconded by Director Nelson and passed unanimously.

Next, the Board discussed a customer's request to operate an assisted-living facility from their residence. Mr. Reed noted that he requested submission of the facility's plans, and Mr. Minter reported that he provided the District's Rate Order to the resident. Director Richardson noted that the resident was issued a cease-and-desist order by the Oak Ridge Homeowners Association and that no further communication has been received.

POSSIBLE RATE ORDER AMENDMENT(S)

The Board, the District's Operator, and the District's Attorney discussed a possible Rate Order Amendment regarding the commercial tap fee. Mr. Arce proposed a special section to clearly outline the rationale for the fee amount, ensuring it is applied consistently and based on objective criteria.

TECHNOLOGY AND WEBSITE UPDATES

The Board briefly discussed adding professional headshots to the District's website.

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, cybersecurity, and flood plain maps.

ATTORNEY'S REPORT

Mr. Roach presented the renewal proposal from Arthur J. Gallagher and a new business proposal from McDonald & Wessendorf. After a lengthy discussion, Director Nelson made a motion to proceed with the proposal from McDonald & Wessendorf. This motion was seconded by Director Richardson and passed 4-1, with Director Julun opposed.

Next, Mr. Roach presented the arbitrage annual maintenance and discussed the two recommended arbitrage compliance calculations to be performed this year by Arbitrage Compliance Specialists, Inc. ("ACS"). Mr. Roach reminded the Board that the District has an evergreen contract with ACS and recommended that the Board authorize ACS to proceed with the recommended calculations. After a brief discussion, Director Nelson made a motion to authorize ACS to perform the recommended calculations. The motion was seconded by Director Julun and passed unanimously.

Ms. Wheeler exited 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 entered into executive session at 2:34 p.m. with the District's Attorney.

RECONVENE IN OPEN SESSION AND AUTHORIZE ANY ACTION RESULTING FROM EXECUTIVE SESSION

The Board reconvened in open session at 2:47 p.m. Director Julun motioned to appoint Director Julun as the Board's President, Director Nelson as the Board's Vice President, Director Love as the Board's Assistant Vice President, Director Richardson as the Board's Secretary, and Director Crane as the Board's Assistant Secretary/Treasurer. The motion was seconded by Director Nelson and passed 4-0 with Director Crane absent for the vote.

ADDITIONAL PENDING BUSINESS AND SCHEDULE FOR UPCOMING BOARD MEETINGS

The Board concurred to reconvene for their next scheduled Board meeting on April 28, 2026. After no further discussion to come before the Board, Director Nelson motioned to adjourn the meeting. Director Julun seconded the motion, which passed unanimously.

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Approved on this 28th day of April 2026.

/s/Patricia Richardson
Secretary, Board of Directors



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