

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 238**  
**Minutes of Meeting of Board of Directors**  
January 29, 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, Jewel Wheeler, and Jessica Gentry 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.

**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 January 2, 2026. After no discussion, Director Nelson motioned to approve the minutes as presented. Director Crane seconded the motion, which passed unanimously.

**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.

**GRANT EXEMPTIONS FROM TAXATION FOR 2026**

Mr. Roach explained the exemptions from taxation the District could adopt pursuant to the Texas Tax Code and presented the Resolution Granting Exemptions from Taxation for 2026 (the “Resolution”). Then, Mr. Roach reviewed the District’s Financial Advisor’s exemption analysis and

recommended no change to the tax exemptions. After some discussion, Director Crane motioned to keep the homestead exemption at 10%, to keep the 65 years of age and older and federal disability tax exemption at \$3,000 for the tax year 2026, and to adopt the corresponding Resolution. Director Julun seconded this motion, which passed unanimously.

**RESOLUTION AUTHORIZING ADDITIONAL PENALTY ON DELINQUENT PERSONAL PROPERTY TAXES**

Mr. Roach noted that pursuant to applicable sections of the Texas Tax Code, the District can levy an additional penalty of up to twenty percent (20%) to cover the costs of collections on any delinquent personal property tax account as of February 1, each year. After a brief discussion, Director Julun moved, seconded by Director Crane, to maintain the previously approved additional 20% penalty as authorized for 2026 and subsequent years and to authorize the delinquent tax attorney to proceed with the usual statutory/contractual twenty percent (20%) additional penalty to be effective February 1, 2026. The motion carried unanimously.

**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 Richardson and passed 4-1 with Director Love absent during the vote.

Next. Ms. Tujague discussed the fees for Acclaim Energy's annual reports. After a brief discussion, the Board concurred to solicit bids for energy management representatives.

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

Mr. Reed reported that he will send the revised Utility Agreement Letter to Canterbury Development for review.

**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. 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. Roach noted that the District's Financial Advisor recommends a mid-summer sale and closing for the Series 2026 Bonds. The Board then briefly discussed a prior bond series that is nearly paid in full and its potential impact on District tax rates.

### **STATUS OF MAINTENANCE BY CHAMPIONS**

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

Next, Mr. Gray presented a proposal for the Harris County Flood Control concrete pilot desilting project. The Board engaged in an extensive discussion with Mr. Gray regarding the necessity and timing of this project. Following the discussion, Director Love made a motion to approve the desilting proposal, which was seconded by Director Richardson. The motion failed by a vote of 2-3, with Director Crane, Director Julun, and Director Nelson opposed.

### **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, noting the District's Operator jetted a sanitary line which resulted in a sidewalk and yard repair; (4) Status of maintenance cost-sharing; (5) Appeals of District charges and customer disconnects noting two new appeals; and (6) Lead & Copper Rules Revisions.

Next, Ms. Reib presented a customer appeal, noting that due to an ongoing leak, the customer's current balance is \$384.60; however, with a newly generated bill, the total is now approximately \$600. After a brief discussion, Director Richardson motioned to grant the customer's request for a 6-month payment plan based on the current balance. This motion was seconded by Director Julun and passed unanimously.

Then, Ms. Reib presented a second customer appeal, noting that the customer requested a \$80 waiver of delinquency fees. Ms. Reib, on the customer's behalf, explained that she has been traveling between states to care for her ill mother and has been assisting her son financially after he lost his job, which led to the oversight of paying her water bill. Director Nelson motioned to approve the waiver. This motion was seconded by Director Crane and passed unanimously.

### **TECHNOLOGY AND WEBSITE UPDATES**

Ms. Gentry presented the communications report for the month of January, noting that the Home Page is the most frequently visited.

### **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. He then briefly discussed his

experience at the Association of Water Board Directors mid-winter conference.

**ATTORNEY'S REPORT**

Mr. Roach presented quotes for the filing of the Continuing Disclosure Report from the District's Attorney's Office and from McCall Parkhurst & Horton. After discussion, Director Crane, seconded by Director Nelson, made a motion to approve the filing of the annual continuing disclosure report by the District's Attorney. The motion passed unanimously.

Next, regarding the solicitation of bids for insurance proposals, Mr. Roach reported that all companies invited to submit bids are still working on their proposals.

Then, Mr. Roach reviewed important 2026 Directors Election dates and the election process with the Board, advising that Directors Richardson, Crane, and Julun are up for re-election. He then reviewed the Supplemental Agenda and presented and reviewed the following with the Board: the (1) Order Calling Directors Election (the "Order"); (2) selection of RAPLLC as the District's election agent; and (3) payment of election officials, noting that in the past the Board approved to set compensation in accordance with the same scale used by Harris County. After discussion and upon motion by Director Love, seconded by Director Crane, the Board voted unanimously to approve the Order, selection of RAPLLC as the District's election agent, and to set compensation in accordance with the same scale used by Harris County for election officials. He then advised that if the election was uncontested, it would be cancelled during a future 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 February 24, 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 24th day of February 2026.



/s/Steve C.L. Crane  
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