

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 238
Minutes of Meeting of Board of Directors
July 28, 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:

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

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 (the “District’s Bookkeeper”); Taylor Reed of Vogler & Spencer Engineering, Inc. (the “District’s Engineer”); Jonathan Roach, Ray Arce, Jewel Wheeler, and Kirsten Womack 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”).

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 June 23, 2026. After a brief discussion, Director Nelson moved to approve the minutes as presented. Director Love seconded the motion, which passed unanimously.

REVIEW OF POSSIBLE SERIES 2026 BOND ISSUE AND RELATED MATTERS

The Board expressed its desire to continue holding off on the sale of the bonds at this time.

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 the uncollectible roll presented therein. Director Crane seconded the motion, which passed unanimously.

DELINQUENT TAX ATTORNEY REPORT

Ms. Mata presented the updated Delinquent Tax Attorney Report and noted no action is

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 Love motioned to approve the Bookkeeper's Report, including the payment of invoices. The motion was seconded by Director Richardson 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 the Canterbury developer is scheduled to attend the August Board meeting to discuss a potential change in the proposed use of the property with the Board. Director Julun inquired about the type of commercial development that may be considered. Director Crane noted that any future development would be limited in scope due to the property's proximity to a school.

Next, Mr. Reed briefly discussed with the Board the District's potential sale of bonds.

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, noting the air relief valve on the ion filtration system has been repaired; (2) Capital Improvement Plan; (3) Barkers Ridge Section 1-5 Sanitary Sewer Clean &TV; and (4) Surface Water Connection, noting construction is substantially complete with no issues at this time and the District remains on schedule for connection in the third or fourth quarter, pending surface water delivery. After no further discussion, the Board concurred to approve the Engineer's Report.

STATUS OF MAINTENANCE BY CHAMPIONS

Mr. Gray presented the Detention and Drainage Facilities Report, attached as **Exhibit "D,"** and noted that everything looks great overall, with no new issues to report, and that the District has not experienced any recent trespassing activity.

Next, Mr. Gray reported that the debris located behind the fence near 19519 Brook Village Road has not been removed. The Board concurred in having another letter sent to the resident advising that they have thirty (30) days to remove the debris, or the District will have it removed at the resident's expense, not to exceed \$500.

Then, Mr. Gray noted that herbicide sprayings at the Lake Ridge Water Plant are recommended twice per year. Upon a motion by Director Nelson, seconded by Director Julun, the Board unanimously approved the semiannual herbicide sprayings.

OPERATIONS AND MAINTENANCE REPORT

Mr. Minter presented the Operations and Maintenance Report, a copy of which is attached as **Exhibit “E”**, and provided updates regarding the following: (1) operational safety, noting discussions with field personnel regarding safe driving practices; (2) water accountability, reporting that the District achieved 99% water accountability, with 29 service disconnections processed during the month and no customer appeals; and (3) fire hydrant and isolation valve improvements, noting that quotes for valve and hydrant improvements in the remaining two sections of the District, as well as the installation of isolation valves throughout the District, will be presented at the next meeting. After no further discussion, the Board concurred to approve the Operations and Maintenance Report.

POSSIBLE RATE ORDER AMENDMENT(S)

Mr. Roach presented the draft Rate Order Amendment, noting that revisions have been made per the Board’s prior discussions. The Board then discussed the District’s prior agreement with the West Lake Volunteer Fire Department (“HCESD47”), pursuant to which a \$3.00 voluntary fee had previously been included on customer bills to assist with funding. Mr. Roach explained that, since the initial agreement, HCESD47 became an independent taxing entity, and, therefore, the District recently terminated the agreement and discontinued collection of the voluntary fee. After a brief discussion, the Board declined to take further action regarding the matter and concurred that the \$3.00 fee would not be reinstated at this time.

After a brief discussion, Director Crane motioned to approve and finalize the Rate Order Amendment. The motion was seconded by Director Julun and passed unanimously.

TECHNOLOGY AND WEBSITE UPDATES

A brief discussion ensued regarding the subdivision and homeowners association designations as reflected on the District map. Director Richardson noted that she will review and verify the appropriate designations and report back to the Board.

DIRECTOR’S REPORTS

Director Julun provided an update on the most recent West Harris County Regional Water Authority (“WHCRWA”) meeting. He noted that the Authority discussed a new well project and that future WHCRWA meetings will be held at their new meeting location. He also reported that cybersecurity matters were discussed, including the importance of working with cybersecurity professionals to remain current on emerging threats and best practices.

Mr. Minter recommended that the Board consider conducting tours of District facilities, as well as a potential tour of the WHCRWA facilities.

ATTORNEY’S REPORT

Mr. Roach discussed proposed federal legislation concerning the definition of special districts at the national level and the potential planning approach for addressing the matter. After discussion,

the Board concurred to authorize Director Julun to execute a letter in support of the proposed legislation.

Next, Mr. Roach noted that the determination of a District's development status is an annual requirement and reviewed the tax rate adoption procedures applicable to special districts under Chapter 49 of the Texas Water Code. He explained that the procedures applicable to a particular district depend, in part, upon whether the District is classified as a "developed" or "developing" district under Senate Bill 2 requirements, which may impact the District's tax rate adoption process and any applicable election requirements. After discussion, Director Nelson moved to determine that the District qualifies as a "developing district" for the 2026 tax year and to adopt the Resolution Determining Development Status for Tax Year 2026. Director Love seconded the motion, which carried unanimously.

Mr. Roach then reported that discussions regarding potential emergency water interconnect agreements remain ongoing.

PROPOSED MUNICIPAL RISK MANAGEMENT GROUP, LLC CONTRACT AMENDMENTS

The proposed contract amendment with Municipal Risk Management Group, LLC ("MRMG") was presented to the Board for consideration. After a brief discussion, Director Nelson motioned, seconded by Director Julun, to approve the proposed contract amendment with MRMG. The motion 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 an executive session.

ADDITIONAL PENDING BUSINESS AND SCHEDULE FOR UPCOMING BOARD MEETINGS

Mr. Roach encouraged the Board to attend the upcoming Texas Special District Coalition event in Round Rock, Texas, on July 31, 2026.

Next, the Board concurred to reconvene for their next scheduled Board meeting on August 25, 2026. After no further discussion to come before the Board, Director Nelson motioned to adjourn the meeting. Director Love seconded the motion, which passed unanimously.

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Approved on this 25th day of August 2026.

/s/Patrcia 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