

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 238
Minutes of Meeting of Board of Directors
April 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:

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| 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 except Director Crane, thus constituting a quorum.

Also present were 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* 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.(the “District’s Financial Advisor”) and Michael G., a member of the public.

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 March 24, 2026. After no discussion, Director Nelson motioned to approve the minutes as presented. Director Richardson seconded the motion, which passed unanimously.

REVIEW OF POSSIBLE SERIES 2025 BOND ISSUE AND RELATED MATTERS

Mr. Roach reported that the District’s Financial Advisor had spoken with Director Nelson regarding the proposed Series 2026 bonds and noted that interest rates have decreased; however, the Board expressed its desire to continue holding off on the sale 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 uncollectable roll presented therein. Director Love seconded the motion, which passed unanimously.

DELINQUENT TAX ATTORNEY REPORT

Mr. Roach noted no action necessary at this time.

RESOLUTION AUTHORIZING PENALTY ON DELINQUENT REAL PROPERTY TAXES

Mr. Roach advised that, pursuant to the Texas Property Tax Code, the District could impose an additional penalty up to 20% on delinquent real property taxes as of July 1st of each year and that the penalty is essentially to cover the costs of collections by the District's delinquent tax collections attorneys pursuant to their contract with the District. After no questions or discussion, Director Nelson made a motion to adopt a Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes. The motion was seconded by Director Love and passed unanimously.

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 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 reported that he received a request from Canterbury regarding a potential change in the proposed use of the property and will follow up with the District's attorney on how to proceed.

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 Change Order No. 1 was presented for approval. After no further discussion, the Board concurred to approve the Engineer's Report and Change Order No. 1 for the Surface Water Connection.

STATUS OF MAINTENANCE BY CHAMPIONS

Mr. Gray presented the Detention and Drainage Facilities Report, attached as Exhibit "D," and reported that individuals have been operating all-terrain vehicles ("ATVs") within the detention pond, causing damage to District facilities. After a lengthy discussion, Director Nelson Motioned to approve posting notice on the District's website regarding the illegality of such activity and directing the District's Operator to obtain a quote and send written notice to residents in the affected subdivisions. The motion was seconded by Director Love and passed unanimously. The Board further authorized Mr. Roach to send a cease-and-desist letter to the resident maintaining a garden on District property behind the fence.

OPERATIONS AND MAINTENANCE REPORT

Ms. Reib 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; and (6) Lead & Copper Rules Revisions. After a brief discussion, Director Richardson motioned to approve the Operator’s Report. The motion was seconded by Director Nelson and passed unanimously.

POSSIBLE RATE ORDER AMENDMENT(S)

Mr. Roach noted that this item would be discussed in executive session.

TECHNOLOGY AND WEBSITE UPDATES

Mr. Roach presented the Communications Report, noting that all recommended updates have been made.

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. He also recommended that everyone visit mudsfortexas.com, noting that it is an informational resource that provides education, training, and guidance for Texas Municipal Utility Districts, their board members, and industry professionals.

Next, the Board discussed the West Lake Volunteer Fire Department Agreement (“HCESD47”) and the \$3 fee included on previous bills to help fund it. Mr. Roach noted that once HCESD47 became an independent taxing entity in 2024, the District terminated the agreement to collect the fee. After a brief discussion, the Board declined to take further action and will not be reinstating the fee.

ATTORNEY’S REPORT

Mr. Roach noted that the National Special Districts of America is proposing to national legislators that May 6, 2026, be designated as National Special Districts Day. After some discussion, Director Love moved to approve a resolution designating May 6, 2026, as National Special Districts Day. The motion was seconded by Director Richardson and 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 entered into executive session at 2:04 p.m. with the District’s Attorney, the District’s Engineer, and the District’s Operator.

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

The Board reconvened in open session at 2:41 p.m. Director Nelson motioned to approve a Rate Order Amendment to include: (1) establishment of a Special Class; (2) revision of tap fees to be the greater of the calculated tap fee (24,000,000 divided by 2,600) or the commercial tap fee (cost plus 200%); (3) updated water rates of \$40 for the first 5,000 gallons, \$2.00 per 1,000 gallons for usage between 5,001 and 10,000 gallons, and \$3.00 per 1,000 gallons for usage over 10,000 gallons; (4) a \$60 monthly flat sewer rate; and (5) a \$75 monthly flat grease trap fee. The motion was seconded by Director Richardson and passed unanimously.

ADDITIONAL PENDING BUSINESS AND SCHEDULE FOR UPCOMING BOARD MEETINGS

The Board concurred to reconvene for their next scheduled Board meeting on May 26, 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 26th day of May 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