

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 238
Minutes of Meeting of Board of Directors
February 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 Eli Boldt of Harris County Precinct 4 Commissioner’s Office.

PUBLIC COMMENTS

Ms. Boldt introduced herself, noting she is working on a flood project for Harris County Precinct 4.

MINUTES OF PRIOR BOARD MEETINGS

The Board considered approval of the minutes of the regular meeting held on January 29, 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.

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 Julun 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 the revised Utility Commitment Letter ("UCL") from the District's Attorney for the Canterbury Development and recommended approval. After a brief discussion, Director Richardson motioned to approve the UCL. The motion was seconded by Director Julun, which passed unanimously.

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. Reed noted that the District's Financial Advisor addressed several comments from the Texas Commission on Environmental Quality on the Debt Allocation Certificate ("DAC"). Mr. Reed further noted that once the DAC comments are fully addressed, it will begin the 45-day review process.

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. Mr. Gray noted that everything looks lush and that the detention remains in great shape.

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, noting the transfer switch in the control room was replaced; (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.

TECHNOLOGY AND WEBSITE UPDATES

Ms. Wheeler presented the communications report for February, noting one resident inquiry regarding a tax bill. Directors Nelson and Julun noted that the website looks great.

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.

Next, Director Crane presented the 2026 District Annual Update, noting the following accomplishments: (1) decrease the tax rate while increasing property value; (2) maintain an A+ Bond rating; (3) join the Texas Special District Coalition; and (4) complete the Ion Exchange system at Water Plant No. 2 to increase water quality.

ATTORNEY’S REPORT

Mr. Roach presented the insurance renewal quote from Arthur J Gallagher. After a brief discussion, the Board concurred to defer this matter to the next Board meeting.

Next, Mr. Roach noted the Board is required to annually adopt wage rate scales and noted that the District currently utilizes the same wage rate scales for construction projects as Harris County (the “County”). After a brief discussion, Director Crane made a motion, seconded by Director Nelson, to continue using the same wage rate scales as the County, and to adopt a resolution accordingly. The motion passed unanimously.

Then, Mr. Roach noted the District’s required annual filing with the Comptroller’s Special Purpose District Public Information Database, indicating the financial information used for the report is taken from the District’s most recent audit. Director Nelson then made a motion, seconded by Director Julun, to approve the filing of the District’s financial report with the Comptroller. The motion passed unanimously.

Lastly, Mr. Roach noted there was a Supplemental Agenda for election matters and presented the Order Declaring Candidates Elected and Cancellation of the May 2, 2026, Directors Election. He noted the election could be canceled as all incumbent candidates were unopposed. Director Nelson moved to adopt the Order Canceling the Election. Director Julun seconded the motion and 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 executive session.

ADDITIONAL PENDING BUSINESS AND SCHEDULE FOR UPCOMING BOARD MEETINGS

The Board concurred to reconvene for their next scheduled Board meeting on March 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