

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 238
Minutes of Meeting of Board of Directors
May 26, 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 except Director Crane, 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 and Jewel Wheeler 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.

ACCEPT QUALIFICATION STATEMENTS, BONDS, OATH OF OFFICE, AFFIDAVITS OF CURRENT DIRECTORS, AND ELECTIONS NOT TO DISCLOSE INFORMATION FOR NEWLY/RE-ELECTED/APPOINTED DIRECTORS, AND AMENDED DISTRICT REGISTRATION FORM

Mr. Roach explained the qualification documents required for the re-elected Directors and asked that the Board approve such documents, subject to execution. He then noted that Mr. Julun, Mr. Crane, and Ms. Richardson were re-elected and that their new terms commenced on May 2, 2026. Director Love then motioned to approve the qualification documents from Director Julun, Director Crane, and Director Richardson, subject to execution. Director Nelson seconded the motion, which passed unanimously.

Next, Mr. Roach advised the Board of the requirements for amending the District Registration Form (“DRF”), noting the new Directors’ terms. The Board concurred to authorize an amendment to the DRF and the filing of the same with the Texas Commission on Environmental Quality (“TCEQ”).

MINUTES OF PRIOR BOARD MEETINGS

The Board considered approval of the minutes of the regular meeting held on April 28, 2026. After no discussion, Director Nelson motioned to approve the minutes as presented. Director Love 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 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 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 previously received a request from Canterbury regarding a potential change in the proposed use of the property. He further reported that the Canterbury developer is scheduled to attend the August Board meeting to discuss the matter with the Board.

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

Next, the District's Attorney and the District's Engineer engaged in a brief discussion with the Board regarding a request for drainage plans within the District. Following discussion, the Board concurred for the District's Engineer to provide only existing, readily available documents if a formal request is received, without undertaking any additional research or expending District resources, noting that such information is publicly available.

STATUS OF MAINTENANCE BY CHAMPIONS

Mr. Gray presented the Detention and Drainage Facilities Report, attached as **Exhibit "D,"** and reported that issues related to unauthorized all-terrain vehicle ("ATV") usage and fence cutting to gain access to District facilities persist. Mr. Roach noted that a letter will be distributed to residents advising them that such activities are illegal, and legal repercussions will follow. Mr. Roach further reported that a cease-and-desist letter will be delivered to residents regarding the unauthorized garden located on District property.

Mr. Gray then presented a request for a temporary 3% fuel surcharge due to current market conditions.

After discussion, Director Nelson motioned to approve the Detention and Drainage Facilities Report, authorize distribution of letters to the relevant subdivisions regarding ATV usage and fence cutting, and authorize delivery of a cease-and-desist letter to the residents maintaining a garden on District property, and to approve the temporary fuel surcharge. The motion was seconded by Director Richardson and passed unanimously.

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) repair and maintenance of District facilities, noting that Booster Pump No. 1 had been repaired; (2) the manhole inspection; (3) sanitary sewer line cleaning options and related issues; (4) maintenance cost-sharing; (5) Lead & Copper Rule Revisions; (6) the Identity Theft Prevention Program, recommending no changes thereto; and (7) the Consumer Confidence Report.

Next, Ms. Reib presented an appeal submitted by a resident requesting reimbursement of delinquent fees due to alleged difficulties accessing the online payment portal. Ms. Reib reported that the customer had been assisted on multiple occasions but continued to state that she was unable to make payments in person due to business hours, had not utilized the after-hours drop box, and had previously disabled automatic payments. After discussion, the Board concurred to deny the resident's appeal.

After a brief discussion, Director Richardson motioned to approve the Operator's Report and the distribution and filing of the Consumer Confidence Report. The motion was seconded by Director Nelson and passed unanimously.

POSSIBLE RATE ORDER AMENDMENT(S)

Mr. Roach noted that an amended Rate Order is being drafted and will be presented at an

upcoming meeting.

TECHNOLOGY AND WEBSITE UPDATES

Mr. Roach reported no new updates at this time.

DIRECTOR'S REPORTS

Director Julun provided an update on the most recent West Harris County Regional Water Authority meeting, including engineering updates, map revisions, cybersecurity, and floodplain maps. He then reported that, as a guest of the Texas Special Districts Coalition (“TSDC”), he and Mr. Roach, along with other Houston-area directors, attended the TSDC Washington, D.C. Legislative Days. He provided an overview of the trip and activities held in Washington, D.C.

Next, the Board briefly discussed the upcoming meeting of the Association of Water Board Directors (“AWBD”). After discussion, the Board concurred to designate Director Richardson as the District’s voting delegate for the upcoming AWBD conference.

ATTORNEY'S REPORT

Mr. Roach reported no new updates at this time.

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

The Board concurred to reconvene for their next scheduled Board meeting on June 23, 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 23rd day of June 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