

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 304
Minutes of Special Meeting of Board of Directors
June 5, 2025

The Board of Directors (the “Board”) of Harris County Municipal Utility District No. 304 (the “District”) held a meeting in accordance with the duly posted notice of meeting and the Texas Open Meetings Act. The roll was called of the duly constituted officers and members of said Board, as follows:

Sharon Mayo	-	President
Geri Scott	-	Vice President
Sandra Ford	-	Secretary
Larry Gene Allen Sr.	-	Director
LaFrances Moses	-	Director

All of said members were present thus constituting a quorum.

Also present were Frank Mitchell and Daniel Scruggs of Mitchell, Zientek & Scruggs, LLP (the “District’s Attorney” or “MZS”); Nannette Ray of TNR Advisors & Management Consultants, LLC (the “District’s Bookkeeper” or “TNR”); Phillip Givens of Superior Management, LLC; Judge Vanessa Gilmore; and various members of the public.

PUBLIC COMMENTS

The Board received many comments from the public but no action was taken.

REVIEW PROPOSALS FOR GENERAL MANAGER SERVICES AND AUTHORIZE ANY NECESSARY ACTION

Mr. Givens presented his proposal on behalf of Superior Management LLC. He highlighted his previous experience as a general manager, including illustrating the included references. Director Scott then motioned to hire Superior Management for General Manager Services. Director Mayo seconded said motion, which failed 2-3 with Directors Moses, Allen, and Ford voting against the motion. The Board deferred action on the current Superior Management, LLC proposal. The Board then considered what to do going forward. Director Ford motioned that the two former employees of TXMGMT be hired as 1099 contractors for the building, working only 10am - 4pm and events until the Board can hire another full-time general manager and approve compensation of the two former employees for the week they have worked since TXMGMT officially resigned. Director Scott seconded the motion which passed 3-2 with Directors Allen and Moses voting against the motion. Director Moses clarified that she did support the payment of the two 1099 contractors for their time worked over the last week.

REVIEW PROPOSALS FOR TEAM BUILDING CONSULTING SERVICES AND AUTHORIZE ANY NECESSARY ACTION

Judge Gilmore introduced herself. She noted that her belief that there should be a focus on mediating out any remaining legal issues. She outlined what her proposal contained. Director Allen

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moved to hire Judge Gilmore as presented. Director Moses seconded the motion. The motion failed to pass for lack of a majority with Directors Ford, Scott, and Mayo voting against the motion.

EXECUTIVE SESSION

The Board did not enter into executive session at the meeting.

RECONVENE IN OPEN SESSION

The Board did not enter executive session at this time. No action was taken.

ADJOURNMENT

There being no further agenda items, the meeting was adjourned by Director Mayo.

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Approved this 18th day of August, 2025.

/s/Sandra Ford
Secretary, Board of Directors

