

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 304

Minutes of Meeting of Board of Directors

September 18, 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, except Director Mayo, who was absent, thus constituting a quorum.

Also present were Paul Anderson and Jared Bowlin of EHRA Engineering (the “District’s Engineer” or “EHRA”); Yvonne Luevano of Wheeler & Associates, Inc. (the “District’s Tax Assessor” or “Wheeler”); Juan Rojas of Precision Utility Services, LLC (the “District’s Operator” or “Precision”); Nannette Ray of TNR Advisors & Management Consultants, LLC (the “District’s Bookkeeper” or “TNR”); Daniel Scruggs and Joshua Zientek of Mitchell, Zientek & Scruggs, LLP (the “District’s Attorney” or “MZS”); Chip Patronella of Champions Hydro-Lawn, Inc. (“Champions”); Officers of the Harris County Precinct 4 Constable’s Office (“HCCO4”); Simon VanDyk and Jenna Craig of Touchstone Communications (“Touchstone”); Henry Dibrell; representatives of D.R. Horton; Desmond LeBlanc of Special Districts Solutions, LLC (“SD”); John Howell and Alyssa Peruchini of the GMS Group, L.L.C. (“GMS”); Jay Bennett of Energy by 5; and various members of the public.

PUBLIC COMMENTS

The Board received comments from the public. Two customer concerns related to water pressure would be considered during the General Manager’s Report.

APPROVAL OF MINUTES OF PRIOR MEETING(S)

The Board reviewed the outstanding minutes of the District. After discussion, Director Ford moved to approve the August 18th Meeting Minutes, as presented. Director Scott seconded said motion, which passed unanimously.

LAW ENFORCEMENT REPORT

A Harris County Precinct No. 4 Constable deputy presented the Law Enforcement Report. Director Moses made a motion to authorize Harris County Precinct No. 4 Constable to proceed with the investigation. After extensive further discussion, Director Allen seconded the motion which passed three to one (3-1) with Director Scott opposing.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 304

Minutes of Meeting of Board of Directors

September 18, 2025

COMMUNICATIONS CONSULTANT REPORT

The Communications Consultant Report was presented by Ms. Craig and additional discussion occurred related to the upcoming Bond Authorization Election. After discussion, Director Allen moved to add a District email address account for the general manager. Director Moses seconded the motion, which passed unanimously.

AUTHORIZE ENGAGEMENT OF AUDITOR TO PERFORM AUDIT FOR FYE 2025

Mr. Scruggs explained the evergreen nature of the contract with the Auditor. The Board concurred with proceeding with the audit under the evergreen agreement.

TAX ASSESSOR REPORT

Ms. Luevano presented the Tax Assessor Report, which is attached as **Exhibit “A”**. Director Allen made a motion to approve the report and payment of checks therein. The motion was seconded by Director Ford and passed unanimously.

RECEIVE TAX RATE RECOMMENDATION

Ms. Peruchini and Mr. Howell presented the Tax Rate Recommendation. Director Allen moved and Director Ford seconded, to adopt a resolution declaring the District as “Developing” authorize publication of a proposed tax rate not to exceed \$0.64, schedule a public hearing on October 16, 2025, and authorize publication of the proposed tax rate. The motion passed unanimously.

UPDATE ON PROPOSED SERIES 2025 BOND APPLICATION

Mr. Howell and Ms. Peruchini presented and reviewed several documents related to the proposed Series 2025 Bond Application. The Board concurred with deferring this item to the next board meeting.

BOOKKEEPER’S REPORT

Mrs. Ray presented the Bookkeeper’s Report, attached as **Exhibit “B”**. After additional discussion, there was a motion made by Director Allen, seconded by Director Moses to approve the Bookkeeper’s Report and payment of all invoices presented therein. The motion passed unanimously.

DETENTION AND DRAINAGE FACILITIES REPORT

Mr. Patronella presented the Detention and Drainage Facilities Report and photographs of District drainage facilities. There were no action items.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 304

Minutes of Meeting of Board of Directors

September 18, 2025

RECEIVE PRESENTATION FROM ENERGY BY 5

Mr. Bennett introduced himself and explained how Energy by 5 can help the District with energy costs. Director Ford moved, and Director Allen seconded, to authorize signature of the LOA. The motion passed unanimously.

UPDATE ON SPEARS RD. DEVELOPMENT

Mr. Howell provided additional details related to the related, requested reimbursement. The Board concurred to table this item to allow the District consultants to conduct additional research.

ENGINEER'S REPORT

Mr. Bowlin presented the Engineer's Report, attached as Exhibit "C". Directors Scott and Allen exited the meeting and the meeting was paused due to a lack of a quorum. After Directors Scott and Allen returned to the meeting, the presentation continued. Director Moses made a motion to 1) approve addition of two (2) air release valves at a cost of \$16,225 each; 2) approve design of Phase II of the access road is requested; and 3) approve Pay Request No. 1 in the amount of \$70,144.40 for Bull G Construction related to the Silverchase/Silverglen North Pipeline Easement Drainage (151-057-00-14). Director Allen seconded the motion, which passed unanimously.

OPERATOR'S REPORT

Mr. Rojas presented the Operator's Report, attached as Exhibit "D". Director Allen made a motion to approve the Operator's Report, including the cut-off list, and the invoice estimate #1075146087 for the loop connection in the amount of \$19,180. The motion was seconded by Director Moses and passed unanimously.

GENERAL MANAGER REPORT

Mr. LeBlanc presented the General Manager Report. He presented 3 items for approval, drywall repair, the administration building generator, and the administration building rules. The Board then concurred that the quotes related to the drywall repair would be forwarded to Precision for review and payment. Mr. LeBlanc advised that he would communicate with the resident. Director Moses made a motion to 1) approve the quote from Blaze Generators for the generator. Director Allen seconded said motion. There was extensive discussion related to utilization of Fallbrook Church, designating the building as a cooling station, concerns related to ongoing maintenance, repairs, and warranty, and insurance concerns. Director Moses amended the motion approve the invoice from Blaze Generators LLC in the amount of \$48,600, subject to review by MZSLLP understanding that, should there be concerns, they will be presented at the next board meeting. Director Allen seconded the motion. The motion passed three to one (3-1) with Director Scott opposing. Next, Mr. LeBlanc presented a list of proposed building rules and recommendations for additional signage, which were already ordered. Director Allen moved to approve the rules and signage, as presented. The motion was seconded by Director Moses and passed unanimously.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 304
Minutes of Meeting of Board of Directors
September 18, 2025

RECEIVE PROPOSALS FOR RECORDS MANAGEMENT SERVICES

Mr. Scruggs reminded the Board that this item was handled previously.

ATTORNEY REPORT

Director Moses moved, and Director Allen seconded, moved to rescind the Board previous decision to rescind the Board's previous decision to not submit requests for proposals for legal services. The motion passed three to one (3-1) with Director Scott opposing.

Director Moses moved, and Director Allen seconded, to authorize submission of requests for proposals for legal services agreements. The motion passed three to one (3-1) with Director Scott opposing.

Director Scott exited the meeting.

Director Moses moved, and Director Allend seconded, to authorize Mr. LeBlanc to prepare and distribute the Requests for Proposals for legal services independent of MZSLLP. The motion passed unanimously.

PENDING BUSINESS, MATTERS FOR FUTURE AGENDAS, AND SCHEDULE FOR UPCOMING MEETINGS, ADJOURNMENT

The Board discussed the next meeting to be held on the regular meeting date in September on October 16, 2025, at 6:00 p.m.

EXECUTIVE SESSION

The Board did not enter executive session.

ADJOURNMENT

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

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 304
Minutes of Meeting of Board of Directors
September 18, 2025

Approved this 16th day of October, 2025.

/s/Sandra Ford
Secretary, Board of Directors



LIST OF EXHIBITS

- Exhibit A - Tax Assessor's Report
- Exhibit B - Bookkeeper's Report
- Exhibit C - Engineer's Report
- Exhibit D - Operator's Report