

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 304

Minutes of Meeting of Board of Directors

April 23, 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 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 and of TNR Advisors & Management Consultants, LLC (the “District’s Bookkeeper” or “TNR”); Frank Mitchell and Josh Zientek of Mitchell, Zientek & Scruggs, LLP (the “District’s Attorney” or “MZS”); Maria Sorto of TXMGMT, LLC (“TXMGMT”); Chip Patronella of Champions Hydro-Lawn, Inc. (“Champions”); Officers of the Harris County Precinct 4 Constable’s Office (“HCCO4”); Officer Hodge of Willsher Security, LLC (“Willsher”) Simon VanDyk and Jenna Craig of Touchstone Communications (“Touchstone”); representatives of D.R. Horton; and various members of the public.

EXECUTIVE SESSION

The Board entered executive session at 6:01 p.m. for consultation with legal counsel regarding ongoing litigation.

RECONVENE IN OPEN SESSION AND REAPPOINTMENT OF DIRECTOR

Mr. Mitchell noted that the judge had issued an new temporary injunction in the latest lawsuit from Ms. Moses and ordered her back on the Board. Director Allen then made a motion to appoint Director Moses as president. Director Moses seconded the motion. The motion failed 3-2 with Directors Scott, Mayo, and Ford opposed.

PUBLIC COMMENTS

The Board received many compliments and complaints from the public, but no action was authorized to be taken.

MINUTES OF PRIOR BOARD MEETING(S)

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 304

Minutes of Meeting of Board of Directors

April 23, 2025

Director Moses made a motion to defer approval of the minutes from the March 20th meeting and March 26th special meeting until she had time to review them. The motion was seconded by Director Ford and passed unanimously.

LAW ENFORCEMENT REPORT

The law enforcement report was presented by Willsher and Harris County Pct. 4 Constable's Office. There was no action taken.

COMMUNICATIONS CONSULTANT REPORT

The report was presented and no action was taken. The Board asked that Director Moses' accesses be restored.

TAX ASSESSOR REPORT

Director Allen made a motion to accept the tax assessor's report , attached as Exhibit "A" and payment of checks therein. The motion was seconded by Director Moses and passed unanimously.

ADOPT RESOLUTION AUTHORIZING ADDITIONAL PENALTY ON DELINQUENT REAL PROPERTY TAXES;

Director Mayo made a motion to adopt a Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes. The motion was seconded by Director Scott and passed unanimously.

BOOKKEEPER'S REPORT

After presentation of the report, attached as Exhibit "B", and discussion, there was a motion made by Director Allen, seconded by Director Mayo to approve the bookkeeper's report and payment of all invoices presented therein. Director Mayo made a motion to approve the directors attendance at AWBD and payment of advance expenditures related thereto. The motion was seconded by Director Ford and passed unanimously. Director Allen then made a motion to approve fees of office for Director Moses for attendance at the March 20th and March 26th meetings. The motion was seconded by Director Ford and passed unanimously.

DETENTION AND DRAINAGE FACILITIES REPORT

There were no action items discussed. Director Mayo made a motion that was seconded by Director Scott to approve the detention and drainage facilities report. The motion passed unanimously.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 304
Minutes of Meeting of Board of Directors
April 23, 2025

UPDATE ON SPEARS RD. DEVELOPMENT

Mr. Mitchell noted the utility commitment letter was complete. Director Mayo made a motion to send the letter to D.R. Horton. Director Scott seconded the motion and the motion passed 3-2 with Directors Moses and Allen opposed.

ENGINEER'S REPORT

Mr. Bowlin presented the engineer's report, attached as **Exhibit "C"**. Director Mayo made a motion to approve the report and authorize signing of the contract with Teamwork Construction Services, Inc. for \$334,792 to build waste water treatment plant access road. The motion was seconded by Director Ford and passed unanimously.

UPDATE ON PROPOSED SERIES 2025 BOND ISSUANCE

Mr. Bowlin noted that the Bond Application Report to Texas Commission on Environmental Quality ("TCEQ") was still being prepared and hoped to get it to the attorney for review in next thirty (30) days.

OPERATOR'S REPORT

Mr. Rojas presented the operators report, attached as **Exhibit "D"**. Director Moses made a motion to approve the operator's report including the cut-off list. The motion was seconded by Director Allen and passed unanimously.

GENERAL MANAGER REPORT

Ms. Sorto presented the general manager report. There were no action items included in the report.

ATTORNEY REPORT

After discussion of items on agenda, there were no action items in the attorney report.

DIRECTOR ITEMS

The Board deferred this item.

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

The Board discussed the next meeting will be scheduled for May 15, 2025.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 304
Minutes of Meeting of Board of Directors
April 23, 2025

ADJOURNMENT

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

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 304
Minutes of Meeting of Board of Directors
April 23, 2025

Approved this 15th day of May, 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