

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 304

Minutes of Meeting of Board of Directors

June 19, 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 Paul Anderson 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”); Terrance Ray and of TNR Advisors & Management Consultants, LLC (the “District’s Bookkeeper” or “TNR”); Frank Mitchell and Daniel Scruggs 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”); representatives of D.R. Horton; Desmond LeBlanc of Special Districts Solutions, LLC; Diana Sorto; and various members of the public.

PUBLIC COMMENTS

The Board received comments from members of the public. No action was taken by the Board.

LAW ENFORCEMENT REPORT

A Harris County Pct. 4 Constable officer presented the Law Enforcement Report.

UPDATE ON SPEARS RD. DEVELOPMENT

Rick Van Den Bosch, working with D.R. Horton, provided an update on the Spears Road development.

CONSIDER ADOPTION OF ORDER CALLING AN ELECTION IN NOVEMBER 2025 FOR PURPOSES OF REQUESTING ADDITIONAL BOND AUTHORIZATION

After further discussions regarding a potential bond authorization election, Director Scott made a motion to authorize the District’s consultants to move forward with preparing for a bond authorization election. Director Mayo seconded the motion, which passed 3-1-1 with Director Allen opposed to the motion and Director Moses abstained from voting.

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COMMUNICATIONS CONSULTANT REPORT

The report was presented, and no action was taken. Director Scott moved to approve the proposal as presented. Director Mayo seconded said motion, which passed unanimously.

TAX ASSESSOR REPORT

Ms. Leuvano presented the tax assessor report, attached as **Exhibit “A”**, and payment of checks therein. Director Moses made a motion to approve the report and payment of checks therein. The motion was seconded by Director Ford and passed unanimously.

DETENTION AND DRAINAGE FACILITIES REPORT

Mr. Patronella presented the report and photographs of District drainage facilities. There were no action items. Director Ford made a motion to get proposals for additional security cameras. Director Mayo seconded said motion, which passed unanimously.

BOOKKEEPER’S REPORT

Mr. Ray presented the report, attached as **Exhibit “B”**. Mr. Ray also presented the proposed FYE2026 draft budget. After discussion regarding the Pest Control invoice, Director Ford motioned to hold that invoice until Director Ford was satisfied that the issues discussed were addressed by the company. Director Scott seconded said motion which passed unanimously. Director Ford made a motion to withhold the payment on Maria Soto’s invoice until necessary adjustments be made related to overtime, and to adopt the budget as presented. Director Mayo seconded the motion which passed unanimously. After some additional discussion, there was a motion made by Director Ford, seconded by Director Scott to approve the bookkeeper’s report and payment of all invoices presented therein. The motion passed unanimously. Director Moses made a motion to withhold the payment on Maria Soto’s invoice for payments for dates - June 4th and June 5th. Director Allen seconded the motion which failed to pass 2-3.

ENGINEER’S REPORT

Mr. Anderson presented the engineer’s report, attached as **Exhibit “C”**. Director Mayo made a motion to approve pay request no. 4 and final related to the water plant improvements in the amount of \$52,997; to approve pay request no. 1 in the amount of \$23,056.20 for the wastewater treatment plant access road; the construction materials testing costs of \$11,603; to award the contract to Bull G Construction, LLC for the Silverchase/Silverglen North Pipeline Easement Drainage project in the amount of \$162,344.22; and adopt a resolution to submit a flow factor reduction for the wastewater treatment plant. Director Scott seconded the motion, which passed unanimously.

UPDATE ON PROPOSED SERIES 2025 BOND ISSUANCE

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Director Mayo made a motion to approve the submission of the bond application report; and adopt order for submission to Texas Commission on Environmental Quality ("TCEQ"). Director Scott seconded the motion which passed 4-1 with Director Moses opposed.

OPERATOR'S REPORT

Mr. Rojas presented the operators report, attached as Exhibit "D". Director Allen made a motion to approve the operator's report including the cut-off list. The motion was seconded by Director Moses and passed unanimously. Director Ford inquired about some of the higher totaled delinquent customers.

GENERAL MANAGER REPORT

Diana Sorto presented the general manager/facilities report. There was discussion regarding a cleaning invoice. No action items were required.

CONSIDERATION OF PROPOSALS FOR GENERAL MANAGEMENT SERVICES

Mr. Mitchell discussed the status of various requests for proposals for general management services. Mr. LeBlanc introduced himself and presented his proposal for general management services from Special Districts Management Solutions, LLC. Director Moses made a motion to accept Mr. LeBlanc's proposal and execute a contract subject to the District's legal final review. Director Allen seconded said motion passed 3-2 with Directors Scott and Mayo opposing said motion.

ATTORNEY REPORT

Mr. Mitchell discussed items of a legal nature. The Board discussed the consideration of engagement of one of the recommended consultants to assist the District with team building per settlement agreement. The Board took no action at this time.

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

The Board discussed the next meeting will be scheduled for July 17, 2025.

EXECUTIVE SESSION

The Board did not enter executive session.

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



LIST OF EXHIBITS

Exhibit A – Tax Assessor’s Report
Exhibit B – Bookkeeper’s Report
Exhibit C – Engineer’s Report
Exhibit D – Operator’s Report