

MINUTES OF MEETING OF BOARD OF DIRECTORS
FEBRUARY 26, 2026

THE STATE OF TEXAS
COUNTY OF HARRIS
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 304

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The Board of Directors (the "Board") of Harris County Municipal Utility District No. 304 (the "District") met in special session, open to the public, at 12525 Wellington Parkway, Houston, Texas, on February 26, 2026, at 6:00 p.m.; whereupon the roll was called of the Board, to-wit:

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

Directors Mayo, Scott, Moses, and Allen attended in person thus constituting quorum. Also attending all or parts of the meeting, in person or were Ms. Joyce Winters of Special District Management Solutions, LLC ("SDMS"), building coordinator for the District; Mr. Charles Graham, Jr. and Ms. Jessica Leung of Norton Rose Fulbright US LLP ("NRF"), attorneys for the District; and various members of the public.

Call to Order. Ms. Leung called the meeting to order in accordance with notice posted pursuant to law, copies of certificates of posting of which are attached hereto as *Exhibit A*, and the following business was transacted:

1. **Discuss and authorize RFP for District operator consultant.** Director Mayo opened discussion regarding soliciting proposals for operator consultant. She said that Precision Utility, LLC ("Precision") has been performing up to par.

Director Moses commented that there are multiple unresolved issues with the District and she believes Precision is unable to provide resolutions. She said that she believes the operator is overbilling the District.

Director Ford said that she believes changing consultant will be harmful to the District's operation.

At 6:06 p.m., Mr. Graham entered the meeting.

Director Allen said that he believes that Precision is not performing their fiduciary duty and the District is in need of a consultant that is capable of completing projects in-house. He said that there are often accounting issues and a lack of communication by Precision with the residents and the District's consultants.

Director Scott said that Precision accomplished identifying valves within the District and improving water quality. She said that transition typically take years for operators to learn the District's needs and bring improvements to the District.

Upon motion by Director Allen, seconded by Director Moses, after full discussion and the question being put to the Board, the Board voted in majority to authorize RFP for District operator consultant.

Mr. Graham discussed operating consultants that previously served the District. He said that the legal team will reach out to a number of operators and any consultants that are interested in pitching their proposals will be invited to the next meeting.

2. **Public comments (3-minute limit per person).** Mr. Williams reviewed with the Board a photograph of the sinkhole that he believes to be caused by a broken pipe and contributed to high HOA water bills.

Ms. Newsome said that inadequate notice was provided regarding water service interruption.

3. **Discuss and authorize RFP for District communications consultant.** Director Mayo opened discussion regarding soliciting proposals for communication consultants. She said that she believes Touchstone District Services, LLC ("Touchstone") is the only company in Texas that provides election services.

Mr. Graham advised that changing communications consultant amidst the current election cycle may interrupt outreach efforts to residents. He said that Touchstone currently provides website management and election communication services.

Discussion ensued regarding various election support services currently provided by Touchstone and the process of transitioning communications consultant.

Upon inquiry by Director Scott, Mr. Graham said that a 30-day notice is required to terminate the contract with Touchstone.

The Board agreed to table this item.

At 6:46 p.m., Director Mayo left the meeting.

Director Allen said that Touchstone has not established enough presence within the District to performing outreaching and to engage with the residents.

Director Ford said that education on the next bond election should start early to allow ample time to provide adequate information to the residents and correct any misinformation.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, the meeting was adjourned.

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The above and foregoing minutes were passed and approved by the Board of Directors on March 19, 2026.



President, Board of Directors

ATTEST:



Secretary, Board of Directors

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 304
NOTICE

In accordance with Chapter 551, Texas Government Code, and Section 49.063, both as amended, take notice that the Board of Directors of Harris County Municipal Utility District No. 304 will meet at 12525 Wellington Parkway, Houston, Texas 77014, at 6:00 p.m. on Thursday, February 26, 2026. Meeting documents can be found at hcmud304.com/.

At such meeting, the Board will consider and act on the following matters:

1. Public Comments (3 minutes each);
2. Discuss and authorize RFP for District operator consultant;
3. Discuss and authorize RFP for District communications consultant;

and such other matters that may come before the Board.

/s/ Reginald Wilson

Norton Rose Fulbright US LLP
Attorneys for District

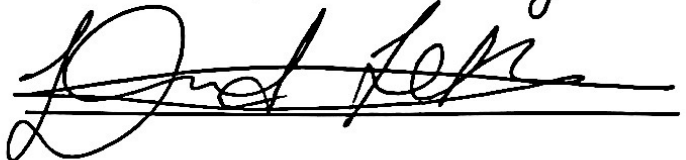
If, during the course of the meeting covered by this Notice, the Board should determine that a closed or executive session of the Board should be held or is required in relation to any agenda item included in this Notice, then such closed or executive meeting or session, as authorized by the Texas Open Meetings Act, will be held by the Board at the date, hour, and place given in this Notice concerning any and all subjects for any and all purposes permitted by Sections 551.071-551.084 of the Texas Government Code and the Texas Open Meetings Act, including, but not limited to, Section 551.071 - for the purpose of a private consultation with the Board's attorney on any or all subjects or matters authorized by law.

**CERTIFICATE OF POSTING NOTICE
OF MEETING OF BOARD OF DIRECTORS**

THE STATE OF TEXAS §
COUNTY OF HARRIS §
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 304 §

I hereby certify that on February 22, 2026 I posted the Notice of a Regular Meeting of the Board of Directors of Municipal Utility District No. 304, a true copy of which is attached hereto, at a place convenient to the public at 12525 Wellington Parkway, Houston, Texas 77014 no less than three business days prior to the meeting date and time, as required by law.

EXECUTED this 22nd day of February, 2026.

A handwritten signature in black ink, appearing to read "Drew [unclear]", is written over two horizontal lines.

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