

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 304

Minutes of Special Meeting of Board of Directors

March 26, 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”); Frank Mitchell and Daniel Scruggs of Mitchell, Zientek & Scruggs, LLP (the “District’s Attorney” or “MZS”); Officers of the Harris County Precinct 4 Constable’s Office (“HCCO4”); Officer Hodge of Willsher Security, LLC (“Willsher”) Jenna Craig of Touchstone Communications (“Touchstone”); Phillip Givens of Superior Management, LLC; representatives of D.R. Horton; and various members of the public.

PUBLIC COMMENTS

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

REINSTATEMENT OF MS. BYRD TO THE BOARD OF DIRECTORS

Director Mayo stated that per the advice of Hartline Berger, the litigation counsel representing the District, Directors Mayo and Scott, and prior Director Michael Garrett (the “Litigation Counsel”), the temporary injunction that had removed Ms. Byrd and placed Director Moses back on the Board was dissolved by operation of law once the case was dismissed with prejudice by Director Moses. Therefore, no vote was required to reinstate Ms. Byrd. However, Director Ford asked for a vote. Director Mayo made a motion, seconded by Director Scott, to reinstate Ms. Byrd to her prior position on the Board. The motion failed 2-2 with Directors Ford and Allen opposed, and Director Moses not participating. After the vote, lengthy discussion ensued and Director Ford read a prepared statement, Exhibit A, that she asked to be included in the District records and minutes of the meeting.

CONSIDERATION OF TOUCHSTONE COMMUNICATIONS RECORDING FUTURE BOARD MEETINGS

Director Mayo made a motion not to accept the proposal by Touchstone to record future meetings of the Board. The motion was seconded by Director Scott and passed 3-1 with Director Allen opposed.

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CONSIDERATION OF RENEWAL AGREEMENT WITH ABC PEST CONTROL FOR MOSQUITO ABATEMENT

Director Mayo made a motion to approve the renewal proposal received from ABC Pest Control. The motion was seconded by Director Scott and passed 3-1 with Director Allen opposed.

UPDATE ON RATE STUDY

Mr. Givens presented the final rate study report and recommendations. Director Mayo made a motion to adopt the recommended rates, change to a meter sized based billing, bill the Central Harris County Regional Water Authority ("CHCRWA") fees for surface and ground water as a passthrough with a 15% markup to account for water loss, and authorize MZS to revise the rate order as discussed. The motion was seconded by Director Scott and passed 3-0-1 with Director Allen abstaining.

RECEIVE UPDATE REGARDING DEVELOPMENT ON SPEARS RD. FROM D.R. HORTON

After discussion with D.R. Horton representatives, Director Mayo made a motion to approve the issuance of a utility commitment letter and to have MZS prepare a reimbursement agreement. The motion was seconded by Director Scott and passed 3-0-1 with Director Allen abstaining. The representatives of D.R. Horton and the seller of property along Spears Road addressed the comments related to allegations of kick-backs, noting no such thing had or would occur, that they were offended at such comments, and would pursue appropriate legal remedies if necessary.

UPDATE ON REPAIRS TO DISTRICT FACILITIES

There were two proposals presented related to repairs to facilities at the District's Administrative Building site, one for repairing the tennis courts and one for repairing the splashpad. Director Mayo made a motion to approve both proposals as presented. Said motion was seconded by Director Scott and passed 3-0-1 with Director Allen abstaining.

EXECUTIVE SESSION

The Board entered into executive session at 8:38 p.m. for consultation with attorney.

RECONVENE IN OPEN SESSION

The Board reconvened in open session at 8:55 p.m. There was no action taken.

ADJOURNMENT

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

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Approved this 15th day of May, 2025.

/s/Sandra Ford

Secretary, Board of Directors



Exhibit A – Statement of Director Ford