

MINUTES OF MEETING OF BOARD OF DIRECTORS
MARCH 18, 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 March 18, 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

All directors attended in person thus constituting quorum. Also attending all or parts of the meeting, in person or were Sergeant Glenn Berkheimer-Lubeck and Corporal Ramirez of Harris County Constable, Precinct 4 (“Constables”); Mr. Simon Van Dyk Ms. Jenna Craig of Touchstone District Services, LLC (“Touchstone”); Mr. Desmond LeBlanc of Special District Management Solutions, LLC (“SDMS”), general manager for the District; Mr. Charles Graham, Jr. and Ms. Jessica Leung of Norton Rose Fulbright US LLP (“NRF”), attorneys for the District; Mr. Tony Bonaventure, Mr. Jason Griffin, and Mr. Juan Rojas of Precision Utility, LLC (“Precision”), operator for the District; Mr. Mike Plunkett and Mr. TR Riley of Eagle Water Management, Inc. (“Eagle”); Ms. JQ Baker, Ms. Robin Secrest, Ms. Creston Minter, and Ms. Michelle Giacona of H2O Innovation (“H2O”); Mr. Josh Maas of M Marlon Ivy & Assoc Inc (“MMIA”); Mr. Lonnie Wright, Mr. Keith Arrant, and Ms. Alyssa Rangel of Municipal Operations & consulting, Inc. (“MOC”); and various members of the public.

Call to Order. Mr. Graham 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. **Public comments (3-minute limit per person).** Ms. Crumes said that she has been a resident of the District for 20 years and a candidate running for the May 2, 2026, Directors Election. She said that the District experienced water discoloration and odor issues when MOC was the operator for the District. She discussed her research on MOC and said that John Montgomery, a former employee of MOC, has been indicted. She requested the Board to not consider MOC based on her research. She urged that Board to be mindful and to perform deep dive research when considering candidates for operation services. Upon inquiry, Ms. Crumes said that she gathered the information via online research.

Ms. Byrd said that according to the TCEQ website, there is an active investigation against John Montgomery, former employee of MOC, for conducting fraudulent activities and tampering of water testing results from 2021-2024. She said that the District also experienced issues with brown water, odor and inconsistent water pressure during MOC’s service period. She requested the Board to perform background checks on candidates for operation services.

Ms. Monica said that she has been a long time resident of the District. She requested the Board to perform extension background checks on candidates for operation services. She expressed concerns regarding the abrupt change of operator and the lack of transparency in decision making.

She said that abruptly and frequently changing District consultants will incur extra costs to the District.

Mr. William said that he is the president of Silverglen North HOA and urged the Board and residents to not invade his family's privacy.

2. **Conduct interviews with candidates for operation services for the District, and take necessary action.** Mr. Graham said that interviews will be conducted in the order of the receipt of the proposals. He asked operators to step out when it's not their turn to protect sensitive trade information.

Mr. Bonaventure of Precision presented to and reviewed with the Board a proposal for operation & maintenance services. Upon inquiry by Director Ford, Mr. Bonaventure discussed various measures and resolutions for existing operation issues within the District.

Upon inquiry by Director Moses, Mr. Bonaventure discussed the District's Smart Meter program.

At 6:43 p.m., Director Mayo entered the meeting.

Upon inquiry by Director Ford, Mr. Bonaventure discussed his recommended process of reviewing the District's Rate Order and communication efforts with the District's residents.

Director Mayo discussed the achievements of Precision and expressed her opposition to changing the District's operator. Director Scott concurred.

Upon inquiry by Director Allen, Mr. Bonaventure discussed various standard operating procedures of Precision.

Mr. Graham stated that one of the operating consultant candidates withdrew their proposal.

Mr. LeBlanc commented that Precision has been a great consultant to partner with for the District. He said that a few residents testimonies will be presented at tomorrow's meeting.

Mr. Plunkett and Mr. Riley presented to and reviewed with the Board an operations proposal. Mr. Plunkett said that Northwest Houston is Eagle's primary service area.

Upon inquiry by Director Moses, Mr. Plunkett discussed the payment processing software utilized by Eagle and various standard operating procedures.

Upon inquiry by Director Ford, Mr. Plunkett discussed Eagle's experience with operating facilities for water districts in similar size with the District.

Upon inquiry, Mr. Plunkett discussed water rate trends, the North Harris County Regional Water Authority rate and his approaches in reviewing water rates for districts. Mr. Riley discussed the typical water rate reviewing cycle.

Upon inquiry by Director Ford, Mr. Riley discussed Eagle's experience with Smart Meter programs.

Discussion ensued regarding the age and condition of the District's facilities.

Upon inquiry by Director Allen, Mr. Plunkett discussed Eagle's approach in maintenance of equipment.

Ms. Secrest of H2O introduced the management team and presented to and reviewed with the Board an Operating Service Proposal.

Discussion ensued regarding various services provided by H2O and standard operating procedures.

Upon inquiry by Director Moses, Ms. Secrest discussed the payment processing software utilized by H2O and the customer care standard operating procedures.

Upon inquiry by Director Ford, Ms. Secrest discussed H2O's delinquent process.

Upon inquiry by Director Scott, Ms. Baker discussed the transition process. Ms. Secrest stated that she anticipates the transition to take 60 days.

Mr. Wright provided an overview of MOC and recognized Mr. Arrant, representative to water districts, and Ms. Rangel, customer service supervisor.

Mr. Wright discussed various standard operating procedures. He reviewed various adjustments and improvements that were implemented since MOC last served the Districts.

Mr. Wright addressed the federal indictment of John Montgomery. He said that Mr. Montgomery's employment was terminated immediately upon discovery of his fraudulent activities. He discussed monitoring and preventative measures that have been taken since the incident.

Discussion ensued regarding the termination of the previous contract and the District's qualification criteria for operator.

At 9:20 p.m., Director Mayo left the meeting.

Upon inquiry by Director Ford, Mr. Wright discussed the transition process. He said that he anticipates the process to take 60 days.

3. Discuss and consider District operator termination and/or engagement, and take necessary action. Mr. Graham opened discussion regarding consideration of operating services proposals.

Director Scott said that Precision is able to achieve what previous operators was unable to. She expressed concerns regarding the incident involving John Montgomery and the potential exposure to E. Coli bacteria and fecal matter in District water. She recommended continue working with Precision.

Director Mayo agreed that Precision's performance is satisfactory and does not think that changing operators will not be beneficial to the District.

Director Ford expressed concerns with MOC's practice and handling of the incident involving John Montgomery. She also expressed concerns with the invoice processing procedures of Precision.

Director Moses discussed the fast turnaround of operating services proposals and the Board's decision making and consultant selection processes.

Director Allen discussed the conduct of various directors, consultants and members of the public during board meetings.

At 9:58 p.m., Directors Mayo, Scott and Ford left the meeting.

At 9:59 p.m., Directors Mayo and Ford entered the meeting.

At 10:01 p.m., Director Scott entered the meeting.

A motion was made by Director Mayo and seconded by Director Scott to table discussion and consideration of District operator termination and/or engagement. After full discussion and the question being put to the Board, the motion failed with Directors Ford, Moses and Allen opposing.

A motion was made by Director Allen and seconded by Director Moses to engage MOC as the District's operator. After full discussion and the question being put to the Board, the motion failed with Directors Mayo, Scott and Ford opposing.

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 April 16, 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 (the "District") will meet at 12525 Wellington Parkway, Houston, Texas 77014, at 6:00 p.m. on **Wednesday, March 18, 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. Conduct interviews with candidates for operation services for the District, and take necessary action;
3. Discuss and consider District operator termination and/or engagement, and take necessary action;

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 March 12, 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 12th day of March, 2026.

Signed by:

Desmond LeBlanc

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