

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 304

Minutes of Meeting of Board of Directors

February 20, 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 persons 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 and Manny Vadhar of Precision Utility Services, LLC (the “District’s Operator” or “Precision”); Nannette Ray and Terrance Ray 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”); Juan Galvan 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 Van Dyk and Jenna Craig of Touchstone Communications (“Touchstone”); representatives of D.R. Horton, and various members of the public.

CONSIDER ADOPTION OF A RESOLUTION AMENDING AND RESTATING THE DISTRICT CIVILITY AND DECORUM POLICY

Director Scott made a motion to adopt the resolution and the new policy. Director Mayo seconded the motion and the motion passed 4-1 with Director Allen opposed.

PUBLIC COMMENTS

There were many comments from the public but no action was taken.

MINUTES OF PRIOR BOARD MEETING(S)

A motion was made by Director Mayo to amend previous minutes of December 2024, January 2025, and February 2025 special meetings as recommended by Mr. Mitchell . The motion was seconded by Director Ford and passed 4-1 with Director Allen opposed. Director Scott then made a motion that going forward the minutes should be shortened and prepared only to comply with Texas Govt. Code, Sec. 551.021. The motion was seconded by Director Mayo and passed 3-2 with Director’s Allen and Moses opposed. Director Moses then made a motion to amend the minutes of December 2024, January 2025, and February 2025 special meetings with all of her

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proposed amendments. The motion was seconded by Director Allen and passed 3-2 with Director's Mayo and Scott opposed.

RECEIVE UPDATES REGARDING A DEVELOPER PROJECT ON SPEARS RD.

There was no action taken at this time and the issue was deferred.

TAX ASSESSOR REPORT

Director Allen made a motion to accept the tax assessor's report and payment of checks therein. The motion was seconded by Director Ford and passed unanimously.

COMMUNICATIONS CONSULTANT REPORT

Director Allen made a motion to accept the communications report as presented. The motion was seconded by Director Ford and passed unanimously.

BOOKKEEPER'S REPORT

There was a motion made by Director Moses, seconded by Director Ford to cancel two unnecessary AT&T lines. The motion passed unanimously. Then Director Ford made a motion to approve the bookkeeper's report and payment of invoices. The motion was seconded by Director Scott and passed unanimously.

DETENTION AND DRAINAGE FACILITIES REPORT

There were no action items necessary.

UPDATE ON PROPOSED SERIES 2025 BOND ISSUANCE

See Engineer's Report.

ENGINEER'S REPORT

Director Mayo made a motion to approve the engineer's report, approve completion of the bond application and submittal to TCEQ for review, and authorize bids on the pipeline easement drainage project. The motion was seconded by Director Scott and passed unanimously.

ADOPT RESOLUTION CONCERNING ANNUAL REVIEW OF WAGE RATE SCALES

Director Moses made a motion to approve the resolution and noted the District uses the Harris County scales. The motion was seconded by Director Allen and passed unanimously.

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OPERATOR'S REPORT

Director Allen made a motion to approve the operator's report and cut-off list. The motion was seconded by Director Moses and passed unanimously.

DIRECTOR ITEMS

The Board discussed the use of the Administration Building by HOAs. Director Moses made a motion to authorize MZS to prepare a draft policy regarding use of the administration building for future Board consideration. The motion was seconded by Director Allen and passed unanimously.

GENERAL MANAGER'S REPORT

Director Mayo made a motion to approve the general manager's report and accept the bid presented for repair of the playground equipment for \$11,491. The motion was seconded by Director Ford and passed unanimously.

DIRECTOR ITEMS (Cont'd)

There was a motion by Director Mayo to approve director attendance at AWBD summer conference. The motion was seconded by Director Scott and passed 4-0-1 with Director Moses abstaining.

ATTORNEY REPORT

Director Ford made a motion to authorize the filing of continuing disclosure report by McCall Parkhurst. Said motion was seconded by Director Mayo and passed unanimously. There was then a motion by Director Mayo to authorize filing of the special purpose district information report with the Comptroller's Office. The motion was seconded by Director Scott and passed unanimously.

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

The Board discussed the potential need for a special meeting to discuss the rate study and settlement offer. The next regular meeting will be scheduled for March 20, 2025.

EXECUTIVE SESSION

The Board entered into executive session at 8:48 p.m. for consultation with attorney. Director Moses agreed to be excluded from a portion of the discussion related to her suit.

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RECONVENE IN OPEN SESSION

The Board reconvened in open session at 9:08 p.m. There was no action necessary at this time.

ADJOURNMENT

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

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Approved this 20th day of March, 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