MINUTES
HARRIS COUNTY IMPROVEMENT DISTRICT NO. 14

June 17, 2025

The Board of Directors of Harris County Improvement District No. 14 (the "Board") met in regular session, open to the public, on the 17th day of June, 2025, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

John Herzog	President
Emily Lashbrook	Vice President
Carol L. Mather	Secretary
Carla A. Dawson	Assistant Secretary
Debbie Hooper	Assistant Vice President

and all of the above were present except Director Mather, thus constituting a quorum.

Also present at the meeting were: Greg Meyer, a resident of the District; Chase Eastland of Masterson Advisors LLC; Stephen Pierce of Dunham Pointe Development, LLC ("Dunham Pointe"); Lisha Lupher of Storm Water Solutions, LLC ("SWS"); Fren-Mark Banes of BGE, Inc. ("BGE"); Kayla Crigger of Municipal Accounts & Consulting, L.P.; Becky Brewer of B&A Municipal Tax Service, LLC; Adam Thelen of Inframark, LLC ("Inframark"); and Harry H. Thompson and Kathryn Mercado of Allen Boone Humphries Robinson LLP ("ABHR").

COMMENTS FROM THE PUBLIC

Mr. Meyer reported that residents are complaining about trash found in and around Lake FG3. Ms. Lupher stated that SWS collects debris on the slopes twice a month during routine maintenance, and that Lake Pro collects debris found inside the lake. Mr. Meyer stated that residents have requested that Harris County (the "County") install a stop sign and crosswalk at Mason Road and Jack Road. He stated that the dead end on Jack Road is overgrown and needs routine maintenance. Mr. Meyer requested that the overflow swales be seeded with Bermuda. The Board directed SWS to bring a cost comparison for hand seeding versus sodding of the overflow swales to the July meeting.

MINUTES

The Board considered approving the minutes of the May 20, 2025, regular meeting. After review and discussion, Director Dawson moved to approve the minutes, as presented. Director Lashbrook seconded the motion, which passed unanimously.

GARBAGE AND RECYCLING MATTERS

There was no discussion on this agenda item.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Crigger reviewed the bookkeeper's report, including the list of checks presented for approval, a copy of which is attached. She requested Board authorization for additional check no. 2819 in the amount of $467.28, payable to Director Herzog.

After review and discussion, and based upon the bookkeeper's recommendation, Director Hooper moved to approve the bookkeeper's report and payment of the bills, including the additional check, as detailed above. Director Dawson seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Brewer distributed and reviewed the monthly tax assessor/collector's report for November, a copy of which is attached. She reported that 98.72% of the District's 2024 taxes have been collected, as of May 31, 2025. Ms. Brewer then reviewed the list of checks presented for payment from the tax account.

After review and discussion, and based upon the tax assessor/collector's recommendation, Director Hooper moved to approve the tax assessor/collector's report and payment of the tax bills listed in the report. Director Lashbrook seconded the motion, which passed unanimously.

AUTHORIZE DELINQUENT TAX ATTORNEY TO PROCEED WITH COLLECTION OF DELINQUENT TAXES

The Board considered authorizing the District's delinquent tax attorney, Perdue, Brandon, Fielder, Collins & Mott, LLP ("Perdue Brandon"), to proceed with the collection of the 2024 delinquent tax accounts as of July 1, 2025. After review and discussion, and based upon the tax assessor/collector's recommendation, Director Lashbrook moved to authorize Perdue Brandon to proceed with the collection of 2024 delinquent taxes. Director Dawson seconded the motion, which passed unanimously.

REPORT ON DEVELOPMENT IN THE DISTRICT

Mr. Pierce updated the Board on development in the District and Harris County Improvement District No. 13 ("HCID 13").

OPERATIONS MATTERS AND HEARING ON TERMINATION OF WATER AND SEWER SERVICE

Mr. Thelen reviewed the operations report, a copy of which is attached. He stated that water accountability for the previous billing cycle was 93%.

Mr. Thelen reviewed a rental agreement in the amount of $3,607.00 per month, submitted by Worldwide Power Products ("Worldwide"), for a mobile generator at lift station no. 1 for the duration of hurricane season. A copy of the agreement is attached to the operations report. The Board directed Inframark to bring proposals for purchasing a generator to the July meeting.

The Board conducted a hearing on the termination of utility service. Mr. Thelen presented to the Board a list of delinquent customers and reported the residents on the termination list were delinquent in payment of their water and sewer bills and were given written notification, in accordance with the District's Rate Order, prior to the meeting of the opportunity to appear before the Board to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment, all as required by the District's Rate Order. The Board noted that the customers on the termination list did not attend the meeting or present a written statement on the matter.

After review and discussion, and based upon the operator's recommendation, Director Dawson moved to: (1) approve the operator's report; (2) approve the rental agreement in the amount of $3,607.00 per month, submitted by Worldwide, for a mobile generator at lift station no. 1 for the duration of hurricane season; and (3) terminate utility service to all of the accounts included on the termination list, in accordance with the District's Rate Order, and direct that the delinquent list be retained in the District's official records. Director Lashbrook seconded the motion, which passed unanimously.

STORM WATER POLLUTION PREVENTION REPORT AND RELATED TASK ORDERS AND PROPOSALS

Ms. Lupher reviewed a stormwater management program report, a copy of which is attached. She then reviewed builder audit program results from May 20, 2025, through June 10, 2025, a copy of which is attached to the report.

Director Herzog reported drainage issues on Arroyo Grande. Discussion ensued, and BGE will complete as-built comparisons of the area and coordinate with a contractor onsite to correct the issue.

Director Herzog reported that SWS sent a proposal for more frequent fine mowing along the fence line of homes backing up to lakes. Ms. Lupher stated that the proposal is for twice a month mowing, which would be a net increase of approximately $19,000.00 per year, subject to change as the area becomes more developed. She stated that the current contract is for once a month tractor mowing. Mr. Thompson stated that the proposal would need to be approved by HCID 13, as they are the landowner, and that for budgeting purposes, this would be considered joint regional facilities.

ENGINEERING MATTERS

The Board reviewed the engineer's report, a copy of which is attached. Mr. Banes discussed the items which required Board action. All projects are included in the written report.

Mr. Banes updated the Board on Dunham Pointe, Section 12 paving. He presented and recommended approval of Pay Estimate No. 4 and Final in the amount of $34,713.73, payable to Unitas Construction, Inc. ("Unitas"). Mr. Banes then recommended approval of the Certificate of Completion.

Mr. Banes updated the Board on Dunham Pointe, Section 14, water, sanitary sewer, and drainage. He presented and recommended approval of Pay Estimate No. 5 and Final in the amount of $31,391.37, payable to Principal Services, Ltd. ("Principal"). Mr. Banes then recommended approval of the Certificate of Completion.

Mr. Banes updated the Board on Dunham Pointe, Section 14 paving. He presented and recommended approval of Pay Estimate No. 4 and Final in the amount of $31,433.58, payable to Bay Paving, LLC ("Bay"). Mr. Banes then recommended approval of the Certificate of Completion.

Mr. Banes updated the Board on Dunham Pointe, Section 15, water, sanitary sewer, and drainage. He presented and recommended approval of Pay Estimate No. 1 in the amount of $729,848.90, payable to Unitas.

Mr. Banes updated the Board on Dunham Pointe, Section 16, water, sanitary sewer, and drainage. He presented and recommended approval of Pay Estimate No. 2 in the amount of $63,928.85, payable to Unitas.

Mr. Banes updated the Board on Dunham Pointe, Section 17 paving. He presented and recommended approval of Pay Estimate No. 3 in the amount of $4,275.09, payable to Unitas.

Mr. Banes updated the Board on Dunham Pointe, Section 19, water, sanitary sewer, and drainage. He presented and recommended approval of Pay Estimate No. 1 in the amount of $302,597.73, payable to Unitas.

Mr. Banes updated the Board on the status of bond application no. 4 for water, sewer, and drainage facilities, in the amount of $10,000,000. The Board then reviewed and considered adopting a Resolution Authorizing Application to the Texas Commission on Environmental Quality for Approval of Projects and Bonds on an expedited basis, subject to final review.

After review and discussion, and based on the engineer's recommendation, Director Lashbrook moved to:

(1) approve the engineer's report;

(2) approve Pay Estimate No. 4 and Final in the amount of $34,713.73, payable to Unitas for Dunham Pointe, Section 12 paving;

(3) approve Pay Estimate No. 5 and Final in the amount of $31,397.37, payable to Principal for Dunham Pointe, Section 14, water, sanitary sewer, and drainage;

(4) approve Pay Estimate No. 4 and Final in the amount of $31,433.58, payable to Bay for Dunham Pointe, Section 14 paving;

(5) approve Pay Estimate No. 1 in the amount of $729,848.90, payable to Unitas for Dunham Pointe, Section 15, water, sanitary sewer, and drainage;

(6) approve Pay Estimate No. 2 in the amount of $63,928.85, payable to Unitas for Dunham Pointe, Section 16, water, sanitary sewer, and drainage;

(7) approve Pay Estimate No. 3 in the amount of $4,275.09, payable to Unitas for Dunham Pointe, Section 17 paving;

(8) approve Pay Estimate No. 1 in the amount of $302,597.73, payable to Unitas for Dunham Pointe, Section 19, water, sanitary sewer, and drainage; and

(9) adopt the Resolution Authorizing Application to the Texas Commission on Environmental Quality for Approval of Projects and Bonds, subject to final review, and direct that the Resolution be filed appropriately and retained in the District's official records.

Director Dawson seconded the motion, which passed unanimously.

ANNEXATION MATTERS

There was no discussion on this agenda item.

REGIONAL FACILITES UPDATE

The Board received an update on regional facilities shared with HCID 13.

WEBSITE MATTERS

The Board reviewed the pending District website.

DISTRICT SECURITY MATTERS

There was no discussion on this agenda item.

MEETING SCHEDULE

The Board concurred to schedule the next meeting for July 15, 2025, at 1:00 p.m., at ABHR, subject to confirming a quorum.

There being no further business to come before the Board, the meeting was adjourned.

Carol Mathew
Secretary, Board of Directors

(SEAL)



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