MINUTES
HARRIS COUNTY IMPROVEMENT DISTRICT NO. 14

May 20, 2025

The Board of Directors of Harris County Improvement District No. 14 (the "Board") met in regular session, open to the public, on the 20th day of May, 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, thus constituting a quorum.

Also present at the meeting were: Mike Owens, Raj Pamdey, and Mike Pate, residents of the District; Houston Whatley, of Flock Safety ("Flock"); Chase Eastland of Masterson Advisors, LLC; Cary Dunham and 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. Owens discussed concerns regarding the current water meters. He requested the District generate a report biannually for high water users. Mr. Owens requested the District monitor the local sales tax to ensure the District is receiving their share of the funds.

Mr. Pamdey stated that he is experiencing erosion and sinkhole issues in his back yard, which is adjacent to the western boundary channel. Ms. Lupher provided information regarding steps Harris County Improvement District No. 13 ("HCID 13") has taken to remedy the erosion issues.

The Board considered adopting a Resolution on Policy Regarding Receiving Public Comments (the "Resolution"). Following review and discussion, Director Lashbrook moved to adopt the Resolution. Director Dawson seconded the motion, which passed unanimously.

MINUTES

The Board considered approving the minutes of the April 15, 2025, regular meeting. After review and discussion, Director Mather moved to approve the minutes, as presented. Director Hooper seconded the motion, which passed unanimously.

GARBAGE AND RECYCLING MATTERS

There was no discussion on this agenda item.

DISTRICT SECURITY MATTERS

Mr. Whatley discussed security devices and services offered by Flock. He presented a proposal in the amount of $7,300.00 for the installation of two license plate reader cameras, a copy of which is attached. Mr. Whately noted that there will be an annual fee of $6,000.00 for standard camera maintenance. Following review and discussion, Director Hooper moved to: (1) enter into a Master Service Agreement with Flock, subject to finalization; and (2) approve the proposal to install two license plate reader cameras, as presented. Director Mather seconded the motion, which passed unanimously.

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. After review and discussion, and based upon the bookkeeper's recommendation, Director Dawson moved to approve the bookkeeper's report and payment of the bills. Director Lashbrook seconded the motion, which passed unanimously.

TRAVEL REIMBURSEMENT GUIDELINES AND ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") SUMMER CONFERENCE

The Board reviewed the District's Travel Reimbursement Guidelines in connection with the upcoming AWBD summer conference, and discussion ensued regarding specific expenses eligible and ineligible for the conference.

APPROVE ANNUAL REPORT AND AUTHORIZE FILING OF SAME IN ACCORDANCE WITH THE DISTRICT'S CONTINUING DISCLOSURE OF INFORMATION AGREEMENTS AND AS REQUIRED BY SEC RULE 15C2-12

Mr. Thompson stated that, in accordance with the District's continuing disclosure of information agreements contained in its bond resolutions and as required by SEC Rule 15c2-12, the District is annually required to file a report containing certain financial information and operating data with the Municipal Securities Rulemaking Board (the "MSRB") through the Electronic Municipal Market Assess System ("EMMA"). Following review and discussion, Director Lashbrook moved to approve the District's annual report, authorize ABHR to submit the District's annual report to the MSRB through EMMA, and direct that the report be filed appropriately and retained in the District's official records. Director Hooper seconded the motion, which passed unanimously.

ANNUAL PROCEDURES FOR CONTINUING DISCLOSURE COMPLIANCE

The Board reviewed the District's procedures for continuing disclosure compliance. Mr. Thompson stated that no changes are recommended at this time.

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 97.29% of the District's 2024 taxes have been collected, as of April 30, 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 Mather moved to approve the tax assessor/collector's report and payment of the tax bills listed in the report. Director Dawson seconded the motion, which passed unanimously.

REPORT ON DEVELOPMENT IN THE DISTRICT

Messrs. Dunham and 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 94%.

Mr. Thelen reviewed the Consumer Confidence Report ("CCR") with the Board, a copy of which is attached to the operator's report. He reported that the District's

drinking water is regulated by the Texas Commission on Environmental Quality ("TCEQ") to ensure that the water is meeting all of the requirements as stated in the Federal Drinking Water Standards, which also requires the District to provide a CCR to residents in the District regarding the status of the drinking water. Mr. Thelen reported that the CCR will be provided as a link on next month's utility bill.

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.

Mr. Thompson stated that a letter was transmitted to West Harris County Regional Water Authority ("WHCRWA"), on the District's behalf, regarding the future connection to surface water. A response was received stating that the District was not included in the WHCRWA 2025 capital improvement plan.

After review and discussion, and based upon the operator's recommendation, Director Hooper moved to: (1) approve the operator's report; (2) approve the CCR and authorize distribution of the CCR to the District customers and filing of the certificate of delivery with the TCEQ; 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 April 15, 2025, through May 13, 2025, a copy of which is attached to the report.

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 requested authorization to design, advertise and receive bids for the following projects: (i) Dunham Pointe, Section 24, water, sanitary sewer, and drainage; and (ii) Dunham Pointe, Section 24 paving.

Mr. Banes reported on bids received for Dunham Pointe, Section 15 paving. He recommended award of the contract to the lowest bidder, Unitas Construction, Inc. ("Unitas") for the contract amount of $661,107.00. The Board concurred that, in its judgment, Unitas was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

Mr. Banes reported on bids received for Dunham Pointe, Section 19 paving. He recommended award of the contract to the lowest bidder, Unitas Construction, Inc. ("Unitas") for the contract amount of $1,024,734.00. The Board concurred that, in its judgment, Unitas was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

Mr. Banes updated the Board on Dunham Pointe, Section 12, water, sanitary sewer, and drainage. He presented and recommended approval of Pay Estimate No. 4 and Final in the amount of $51,325.65, payable to Texas KB Utilities, LLC ("Texas KB"). Mr. Banes then recommended approval of the Certificate of Completion.

Mr. Banes updated the Board on Dunham Pointe, Section 16, water, sanitary sewer, and drainage. He presented and recommended approval of Pay Estimate No. 1 in the amount of $760,839.30, payable to Unitas.

Mr. Banes updated the Board on Dunham Pointe, Section 17, water, sanitary sewer, and drainage. He presented and recommended approval of Pay Estimate No. 2 in the amount of $83,966.08, payable to Texas KB.

Mr. Banes updated the Board on Dunham Pointe, Section 17 paving. He presented and recommended approval of Pay Estimate No. 2 in the amount of $583,373.98, payable to Unitas.

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

(1) approve the engineer's report;

(2) authorize BGE to design, advertise and receive bids for the following projects: (i) Dunham Pointe, Section 24, water, sanitary sewer, and drainage; and (ii) Dunham Pointe, Section 24 paving;

(3) award the contract for Dunham Pointe, Section 15 paving to Unitas, in the amount of $661,107.00, subject to receipt of the payment and performance bonds, and the certificate(s) of insurance and endorsements, if any, provided by the contractor; and

(4) award the contract for Dunham Pointe, Section 19 paving to Unitas, in the amount of $1,024,734.00, subject to receipt of the payment and performance bonds, and the certificate(s) of insurance and endorsements, if any, provided by the contractor

(5) approve Pay Estimate No. 4 and Final in the amount of $51,325.65, payable to Texas KB for Dunham Pointe, Section 12, water, sanitary sewer, and drainage;

(6) approve Pay Estimate No. 1 in the amount of $760,839.30, payable to Unitas for Dunham Pointe, Section 16, water, sanitary sewer, and drainage;

(7) approve Pay Estimate No. 2 in the amount of $83,966.08, payable to Texas KB for Dunham Pointe, Section 17, water, sanitary sewer, and drainage; and

(8) approve Pay Estimate No. 2 in the amount of $583,373.98, payable to Unitas for Dunham Pointe, Section 17 paving.

Director Mather 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 discussed revisions to the pending District website.

MEETING SCHEDULE

The Board concurred to schedule the next meeting for June 17, 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.

(SEAL)



Asst. Carla Dawson
Secretary, Board of Directors

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