MINUTES
HARRIS COUNTY IMPROVEMENT DISTRICT NO. 14

April 15, 2025

The Board of Directors of Harris County Improvement District No. 14 (the "Board") met in regular session, open to the public, on the 15th day of April, 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: Ryan Ackley, Mike Pate and Greg Meyer, residents of the District; Debbie Shelton 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 and Kristina Galati of BGE, Inc. ("BGE"); Kayla Crigger of Municipal Accounts & Consulting, L.P.; Becky Brewer of B&A Municipal Tax Service, LLC; Tina Felkai and 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. Pate discussed the composition of the current Board.

Mr. Meyer discussed resident concerns regarding security patrols. Mr. Pierce stated that the District receives regular patrols by Harris County.

Director Herzog requested information regarding future installation of playgrounds or parks. Mr. Pierce stated that there are no immediate plans from the developer for the installation of additional playgrounds or parks.

MINUTES

The Board considered approving the minutes of theMarch 18, 2025, regular meeting. After review and discussion, Director Hooper 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. After review and discussion, and based upon the bookkeeper's recommendation, Director Lashbrook moved to approve the bookkeeper's report and payment of the bills. 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 96.37% of the District's 2024 taxes have been collected, as of March 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.

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

Ms. Felkai reviewed the operations report, a copy of which is attached. She stated that water accountability for the previous billing cycle was 97%.

The Board conducted a hearing on the termination of utility service. Ms. Felkai 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 Lashbrook moved to: (1) approve the operator's report; and (2) 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 Dawson 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.

Ms. Lupher discussed ongoing debris and maintenance issues for the overflow swale located on Blue Stem Manor Place. The Board considered authorizing ABHR to draft and transmit a letter to the builder regarding the necessary repairs and expenses.

After review and discussion, and based on Ms. Lupher's recommendation, Director Hooper moved to: (1) approve the stormwater management program report; and (2) authorize ABHR and draft and transmit a letter to the builder regarding debris and repairs to the overflow swale near Blue Stem Manor Place. Director Lashbrook seconded the motion, which passed unanimously.

ENGINEERING MATTERS

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

Ms. Galati reported on bids received for Dunham Pointe, Section 16 paving. She recommended award of the contract to the lowest bidder, Unitas Construction, Inc. ("Unitas") for the contract amount of $752,007.00. 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.

Ms. Galati updated the Board on Detention Pond AB Regrading and Outfall to Cypress Creek. She presented and recommended approval of Pay Estimate No. 11 in the amount of $134,588.52 for a reduction in retainage to 2%, payable to DC Contracting Services, LLC ("DC").

Ms. Galati updated the Board on Dunham Pointe, Section 17 paving. She presented and recommended approval of Pay Estimate No. 1 in the amount of $80,557.54, payable to Unitas.

Ms. Galati presented and requested approval of a Facilities Maintenance Agreement with Harris County for Dunham Pointe, Section 22.

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

(1) approve the engineer's report;

(2) award the contract for Dunham Pointe, Section 16 paving to Unitas, in the amount of $752,007.00, subject to receipt of the payment and performance bonds, and the certificate(s) of insurance and endorsements, if any, provided by the contractor; and

(3) approve Pay Estimate No. 11 in the amount of $134,588.52, payable to DC for Detention Pond AB Regrading and Outfall to Cypress Creek;

(4) approve Pay Estimate No. 1 in the amount of $80,557.54, payable to Unitas for Dunham Pointe, Section 17 paving; and

(5) approve the Facilities Maintenance Agreement with Harris County for Dunham Pointe, Section 22.

Director Dawson seconded the motion, which passed unanimously.

Mr. Thompson stated that a letter was transmitted to West Harris County Regional Water Authority on the District's behalf regarding the future connection to surface water.

ANNEXATION MATTERS

Mr. Thompson reported that the annexation documents were submitted to the City of Houston.

REGIONAL FACILITES UPDATE

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

WEBSITE MATTERS

There was no discussion on this agenda item.

JOINT FACILITIES COST SHARING AGREEMENT

Mr. Thompson discussed the District's Cost Sharing Agreement for Regional Facilities with HCID 13, which allocates the costs for the Districts' joint facilities. The Board reviewed an Amended and Restated Cost Sharing Agreement with HCID 13 which updates Exhibit A of the Agreement to re-allocate the billing and expenses for the shared facilities, as needed by development timelines. The Board also reviewed the ABHR conflict waiver language contained therein related to the preparation of the Amended and Restated Cost Sharing Agreement between District and HCID 13.

Following review and discussion, Director Lashbrook moved to approve the Amended and Restated Cost Sharing Agreement for Regional Facilities with HCID 13, as discussed. Director Mather seconded the motion, which passed unanimously.

MEETING SCHEDULE

The Board concurred to schedule the next meeting for May 20, 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)



Carol Mather
Secretary, Board of Directors

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