MINUTES
HARRIS COUNTY IMPROVEMENT DISTRICT NO. 14

September 15, 2026

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 September, 2026, 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: Greg Meyer, Mike Pate, Brad Fellows, and Nate Rogers, residents of the District; 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, Kristina Galati, and Trevor Deines of BGE, Inc. ("BGE"); Kayla Crigger of Municipal Accounts & Consulting, L.P.; Brittany Keeswood and Tyler Hallmark of Assessments of the Southwest, Inc.; Adam Thelen of Inframark, LLC ("Inframark"); and Harry H. Thompson, Audrey Briscoe, and Kathryn Mercado of Allen Boone Humphries Robinson LLP ("ABHR").

COMMENTS FROM THE PUBLIC

Mr. Meyer stated that the residents have requested that the designated open space near Section 30 be sodded for future sports field use.

MINUTES

The Board considered approving the minutes of the August 18, 2026, 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

Director Herzog reported that the recreation center dumpster was not returned to the correct location and that he has contacted Best Trash LLC regarding the issue.

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 Mather 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. Keeswood distributed and reviewed the monthly tax assessor/collector's report for June, a copy of which is attached. She reported that 99.03% of the District's 2025 taxes have been collected, as of August 31, 2026. Ms. Keeswood 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 Dawson moved to approve the tax assessor/collector's report and payment of the tax bills listed in the report. Director Hooper seconded the motion, which passed unanimously.

2026 TAX RATE

Ms. Eastland reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2026 water, sewer, drainage, and road debt service tax rate of $0.65 per $100 of assessed valuation. A copy of the debt service tax rate analysis is attached. The Board then discussed the District's operation and maintenance tax rate and Ms. Eastland recommended the District levy a 2026 operations and maintenance tax rate of $0.70 per $100 of assessed valuation, for a total tax rate of $1.35 per $100 of assessed valuation. Mr. Thompson discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Lashbrook moved to: (1) set the public hearing date for October 20, 2026; and (2) authorize the tax assessor/collector to publish notice in the *Cypress Creek Mirror* of the District's meeting on October 20, 2026, to set the proposed 2026 total tax rate of $1.35 per $100 of assessed valuation, with $0.65 allocated for debt service on water, sewer, drainage, and road bonds and $0.70 allocated for operations and maintenance. Director Mather 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 ("HC ID 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 74%.

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 Hooper 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 Lashbrook seconded the motion, which passed unanimously.

STORM WATER POLLUTION PREVENTION REPORT

Ms. Lupher reviewed a stormwater management program report, a copy of which is attached. She then reviewed builder audit program results from August 18, 2026, through September 15, 2026, a copy of which is attached to the report.

Discussion ensued regarding sinkholes around Pond AB, and Ms. Lupher noted that SWS will coordinate with BGE outside of the meeting regarding the issue.

After review and discussion, and based on Ms. Lupher's recommendation, Director Mather moved to approve the stormwater management program report. Director Dawson seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Deines provided an update regarding recreational projects in the District.

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 requested authorization to design, advertise and receive bids for Meuschke Road Street Dedication, Section 3.

Ms. Galati reported on six bids received for Dunham Pointe, Section 28 paving. She reported that Durwood Greene Construction Co. submitted the lowest bid in the amount of $498,550.25. Based on identified concerns regarding timely completion of punch list items and delays in project closeout, Ms. Galati recommended the Board award the contract to the second lowest bidder, Beyer Construction, LLC ("Beyer") for the contract amount of $529,938.70. After discussion, the Board concurred that, in its judgment, Beyer 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 Dunham Pointe, Section 18 paving. She presented and recommended approval of Pay Estimate No. 2 in the amount of $320,450.04, payable to Beyer.

Ms. Galati updated the Board on Dunham Pointe, Section 26, water, sanitary sewer, and drainage. She presented and recommended approval of Pay Estimate No. 2 in the amount of $507,737.70, payable to Unitas Construction, Inc. ("Unitas").

Ms. Galati updated the Board on Dunham Pointe Recreation Center Park, Section 15 Park, and Section 18 Park Landscape Improvements. She presented and recommended approval of Change Order No. 2 in the amount of $4,500.00, as an increase to the contract with HD Outdoor Construction, LLC ("HD Outdoor"), to add scrims to the construction fence. Following review and discussion, and based on the engineer's recommendation, the Board determined that Change Order No. 2 is beneficial to the District. Ms. Galati presented and recommended approval of Pay Estimate No. 4 in the amount of $38,640.34, payable to HD Outdoor.

Ms. Galati updated the Board regarding bond application no. 5.

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

(1) approve the engineer's report;

(2) authorize BGE to design, advertise, and receive bids for Mueschke Road Street Dedication, Section 3;

(3) award the contract for Dunham Pointe, Section 28, paving to Beyer in the amount of $529,938.70, subject to receipt of the payment and performance bonds, and the certificate(s) of insurance and endorsements, if any, provided by the contractor;

(4) approve Pay Estimate No. 2 in the amount of $320,450.04, payable to Beyer for Dunham Pointe, Section 18 paving;

(5) approve Pay Estimate No. 2 in the amount of $507,737.70, payable to Unitas for Dunham Pointe, Section 26, water, sanitary sewer, and drainage;

(6) approve Change Order No. 2 in the amount of $4,500.00, as an increase to the contract with HD Outdoor for Dunham Pointe Recreation Center Park, Section 15 Park, and Section 18 Park Landscape Improvements, to add scrims to the construction fence; and

(7) approve Pay Estimate No. 4 in the amount of $38,640.34, payable to HD Outdoor for Dunham Pointe Recreation Center Park, Section 15 Park, and Section 18 Park Landscape Improvements.

Director Dawson seconded the motion, which passed unanimously.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY MATTERS

There was no discussion on this agenda item.

REGIONAL FACILITES UPDATE

Mr. Banes reported that Harris County and Texas Department of Transportation are communicating regarding Mueschke Road and that Harris County is completing the necessary forms.

Director Herzog requested information regarding the design of water plant no. 2 and Mr. Banes stated that design is underway.

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

WEBSITE MATTERS

There was no discussion on this agenda item.

DISTRICT SECURITY MATTERS

There was no discussion on this agenda item.

MEETING SCHEDULE

Director Herzog requested that an item be added to the October agenda to discuss meeting times and location.

The Board concurred to schedule the next meeting for October 20, 2026, 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)

Secretary, Board of Directors

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