MINUTES
HARRIS COUNTY IMPROVEMENT DISTRICT NO. 14

August 18, 2026

The Board of Directors of Harris County Improvement District No. 14 (the "Board") met in regular session, open to the public, on the 18th day of August, 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 and Mike Pate, a resident 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, Kristina Galati, and Michelle McCloskey of BGE, Inc. ("BGE"); Kayla Crigger of Municipal Accounts & Consulting, L.P.; Brittany Keeswood 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 residents in Section 17 are requesting information regarding the installation of a fountain in Lake FG2. Mr. Pierce stated that there is no water in the area and that it will be approximately one year.

MINUTES

The Board considered approving the minutes of the July 21, 2026, regular meeting. After review and discussion, Director Lashbrook moved to approve the minutes, as presented. Director Mather 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 Dawson moved to approve the bookkeeper's report and payment of the bills. Director Hooper 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 98.83% of the District's 2025 taxes have been collected, as of July 31, 2026. Ms. Keeswood then reviewed the list of checks presented for payment from the tax account.

Mr. Thompson discussed a recommendation from the financial advisor to request an updated estimate of value within the District. The Board then considered requesting the Harris Central Appraisal District to appraise the property within the District and provide a certificate of estimated value as of September 1, 2026.

After review and discussion, and based upon the tax assessor/collector's recommendation, Director Mather moved to: (1) approve the tax assessor/collector's report and payment of the tax bills listed in the report; and (2) approve a Resolution Requesting Appraisal of Property and Certificate of Estimated Appraised Value. Director Lashbrook seconded the motion, which passed unanimously.

REPORT ON DEVELOPMENT IN THE DISTRICT

Mr. Dunham 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 99%.

The Board considered amending the District Rate Order to better reflect current tap installation costs.

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 Lashbrook moved to: (1) approve the operator's report; (2) amend the District Rate Order, as discussed and subject to approval of final language; 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 Dawson 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 July 17, 2026, through August 18, 2026, a copy of which is attached to the report.

Ms. Lupher presented a proposal in the amount of $135,750.00, submitted by SWS, to increase the authorized number of weekly builder inspections and reporting. She noted that it will be effective September 2026. A copy of the proposal is attached to the report.

Mr. Pate reported that there were unauthorized vehicles driving on the north side of Pond AB.

After review and discussion, and based on Ms. Lupher's recommendation, Director Hooper moved to: (1) approve the stormwater management program report; and (2) approve the proposal in the amount of $135,750.00, to increase the authorized number of weekly builder inspections and reporting. Director Mather seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Ms. McCloskey provided an update regarding recreational projects in the District. She presented Change Order No. 3 in the amount of $3,900.00, as an increase to the contract for Dunham Pointe Recreation Center Park, Section 15 Park, and Section 18 Park Landscape Improvements with HD Outdoor Construction, LLC ("HD Outdoor"), to excavate an additional 130 cubic yards of dirt in Section 15. Ms. McCloskey noted that the work has been completed. Following review and discussion, and based on the engineer's recommendation, the Board determined that Change Order No. 3 is not beneficial to the District.

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 27, water, sanitary sewer, and drainage; (ii) Dunham Pointe, Section 27 paving; (iii) Dunham Pointe, Section 29, water, sanitary sewer, and drainage; (iv) Dunham Pointe, Section 29 paving; (v) Dunham Pointe, Section 31, water, sanitary sewer, and drainage; and (vi) Dunham Pointe, Section 31 paving.

Mr. Banes reported on six bids received for Dunham Pointe, Section 28, water, sanitary sewer, and drainage. He recommended award of the contract to the lowest bidder, Fellers & Clark, LP ("Fellers") for the contract amount of $970,000.00. The Board concurred that, in its judgment, Fellers 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 five bids received for Dunham Pointe, Section 30, water, sanitary sewer, and drainage. He recommended award of the contract to the lowest bidder, Fellers for the contract amount of $1,263,000.00. The Board concurred that, in its judgment, Fellers 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 Mason Road at Dunham Pointe, Section 1 and Dunham Pointe, Section 25. He presented and recommended approval of Change Order No. 1 in the amount of $90,384.00, as an increase to the contract with Unitas Construction, Inc. ("Unitas"), for additional dirt work. Following review and discussion, and based on the engineer's recommendation, the Board determined that Change Order No. 1 is beneficial to the District.

Mr. Banes updated the Board on Dunham Pointe, Section 18 paving. He presented and recommended approval of Pay Estimate No. 1 in the amount of $319,398.75, payable to Beyer Construction, LLC ("Beyer").

Mr. Banes updated the Board on Dunham Pointe, Section 26, water, sanitary sewer, and drainage. He presented and recommended approval of Pay Estimate No. 1 in the amount of $220,101.99, payable to Unitas.

Mr. Banes updated the Board on Dunham Pointe Recreation Center Park, Section 15 Park, and Section 18 Park Landscape Improvements. He presented and recommended approval of Pay Estimate No. 3 in the amount of $74,527.29, payable to HD Outdoor.

Mr. Banes updated the Board on current and future irrigation wells.

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

(1) approve the engineer's report;

(2) authorize BGE to design, advertise, and receive bids for the projects detailed above;

(3) award the contract for Dunham Pointe, Section 28, water, sanitary sewer, and drainage to Fellers, in the amount of $970,000.00, subject to receipt of the payment and performance bonds, and the certificate(s) of insurance and endorsements, if any, provided by the contractor;

(4) award the contract for Dunham Pointe, Section 30, water, sanitary sewer, and drainage to Fellers, in the amount of $1,263,000.00, 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 Change Order No. 1 to increase the contract amount by $90,384.00, payable to Unitas, for additional dirt work;

(6) approve Pay Estimate No. 1 in the amount of $319,398.75, payable to Beyer for Dunham Pointe, Section 18 paving;

(7) approve Pay Estimate No. 1 in the amount of $220,101.99, payable to Unitas for Dunham Pointe, Section 26, water, sanitary sewer, and drainage; and

(8) approve Pay Estimate No. 3 in the amount of $74,527.29, payable to HD Outdoor for Dunham Pointe Recreation Center Park, Section 15 Park, and Section 18 Park Landscape Improvements.

Director Mather seconded the motion, which passed unanimously. Based on the engineer's recommendation, the Board did not take action on Change Order No. 3 to increase the contract amount by $3,900.00, payable to HD Outdoor.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY MATTERS

There was no discussion on this agenda item.

REGIONAL FACILITES UPDATE

There was no discussion on this agenda item.

JOINT FACILITIES COST SHARING AGREEMENT

Mr. Thompson noted that this item will be deferred until the September meeting.

WEBSITE MATTERS

It was noted that updates were submitted to the webmaster on behalf of Director Hooper.

DISTRICT SECURITY MATTERS

There was no discussion on this agenda item.

MEETING SCHEDULE

The Board concurred to schedule the next meeting for September 15, 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.

Secretary, Board of Directors

(SEAL)



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