MINUTES
HARRIS COUNTY IMPROVEMENT DISTRICT NO. 14

July 21, 2026

The Board of Directors of Harris County Improvement District No. 14 (the "Board") met in regular session, open to the public, on the 21st day of July, 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 except Director Dawson, thus constituting a quorum.

Also present at the meeting were: Greg Meyer and Mike Pate, a resident of the District; Brian Kruger of Forvis Mazars LLP; Debbie Shelton of Masterson Advisors LLC; 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 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 expressed his gratitude to SWS for their efforts in implementing the builder inspection program. He then requested information on the anticipated timeline for completion of Mueshke Road. It was noted that this would be discussed under the engineering item.

MINUTES

The Board considered approving the minutes of the June 16, 2026, regular meeting. After review and discussion, Director Hooper moved to approve the minutes, as presented. Director Lashbrook seconded the motion, which passed unanimously.

DEVELOPER REIMBURSEMENT REPORT 2026 ROAD BONDS

Mr. Krueger discussed the process to reimburse the District's developer following the issuance of the District's $9,000,000 Unlimited Tax Road Bonds, Series 2026 (the "2026 Road Bonds").

Mr. Krueger presented and reviewed the developer reimbursement report for the 2026 Road Bonds. After review and discussion, Director Mather moved to approve the developer reimbursement report and authorize disbursement of bond proceeds. Director Lashbrook seconded the motion, which passed unanimously.

GARBAGE AND RECYCLING MATTERS

There was no discussion on this agenda item.

RENEWAL OF DISTRICT'S INSURANCE POLICIES

The Board reviewed a proposal from McDonald & Wessendorff Insurance for renewal of the District's insurance policies. After review and discussion, Director Lashbrook moved to approve the renewal proposal, and direct that the proposal be filed appropriately and retained in the District's official records. Director Hooper 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.

The Board discussed the Association of Water Board Directors summer conference and considered authorizing attendance at the winter conference.

After review and discussion, and based upon the bookkeeper's recommendation, Director Hooper moved to: (1) approve the bookkeeper's report and payment of the bills; and (2) approve reimbursement of all eligible expenses for Directors who attended the summer conference, which the District's bookkeeper confirmed are in compliance with the District's Travel Reimbursement Guidelines, and to authorize attendance of any interested Directors at the winter conference. Director Mather 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 98.30% of the District's 2025 taxes have been collected, as of June 30, 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 Mather 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

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 81%.

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 June 16, 2026, through July 17, 2026, a copy of which is attached to the report.

Ms. Lupher presented and requested approval of a revised maintenance schedule to include fine mowing and handwork for Ponds AB, FG2, and FG4, for an additional $20,800.00. A copy of the schedule is attached to the report. It was noted that the expense will be incurred by both the District and HC ID 13, in accordance with the Cost Sharing Agreement.

After review and discussion, and based on Ms. Lupher's recommendation, Director Mather moved to: (1) approve the stormwater management program report; and (2) approve the revised maintenance schedule for an additional $20,800.00, for Ponds AB, FG2, and FG4. Director Lashbrook 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. Mr. Banes discussed the items which required Board action. All projects are included in the written report.

Mr. Banes reported on five bids received for Dunham Pointe Mesenil Drive Street Dedication. He recommended award of the contract to the second lowest bidder, Fellers & Clark, LP ("Fellers") for the contract amount of $2,472,750.00. Mr. Banes reported that the lowest bidder submitted a formal request to withdraw their bid due to a substantial error. 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 Pay Estimate No. 2 in the amount of $590,453.19, payable to Unitas Construction, Inc. ("Unitas").

Mr. Banes discussed and recommended acceptance of the following easements for Dunham Pointe Mesenil Drive Street Dedication: (i) a 0.0136-acre waterline easement from Dunham Pointe; (ii) a 0.0446-acre waterline easement from Dunham Pointe; (iii) a 0.0784-acre waterline easement from Dunham Pointe; and (iv) a 0.0345-acre waterline easement from HC ID 13.

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

(1) approve the engineer's report;

(2) award the contract for Dunham Pointe Mesenil Drive Street Dedication to Fellers, in the amount of $2,472,750.00, subject to receipt of the payment and performance bonds, and the certificate(s) of insurance and endorsements, if any, provided by the contractor;

(3) approve Pay Estimate No. 2 in the amount of $590,453.19, payable to Unitas for Mason Road at Dunham Pointe, Section 1 and Dunham Pointe, Section 25; and

(4) accept the easements, as detailed above.

Director Lashbrook seconded the motion, which passed unanimously.

SERIES 2026A UNLIMITED TAX BONDS

Mr. Banes reviewed a summary of costs for bond application no. 5, a copy of which is attached to the engineer's report.

Ms. Shelton reviewed a cash flow analysis, a copy of which is attached.

The Board reviewed and considered adopting a Resolution Authorizing Application to the Texas Commission on Environmental Quality for Approval of Project and Bonds on an expedited basis, subject to final review.

After review and discussion, Director Mather moved to: (1) approve the summary of costs; and (2) 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 Lashbrook seconded the motion, which passed unanimously.

ANNEXATION MATTERS

Ms. Briscoe discussed a proposed annexation of a tract totaling 54.2-acres into the District. The Board received a Petition for Addition of Certain Land executed by Dunham Pointe Development LLC for the annexation of the land into the District. Mr. Banes discussed the feasibility of the proposed annexation and the Board concurred with the engineer's finding that adding the land described in the Petition is feasible, practicable, and to the advantage of the District and the District's system and other improvements are sufficient, or will be sufficient, to supply such land without injuring land already in the District.

The Board then reviewed a Petition for Consent to Annex from the District and Dunham Pointe Development LLC to the City of Houston requesting consent to the annexation of the land into the District.

After review and discussion, Director Mather moved to: (1) accept the Petition for Addition of Certain Land; (2) authorize execution of the Petition for Consent to Annex Land; and (3) direct the documents be filed appropriately and retained in the District's records. Director Hooper seconded the motion, which passed unanimously.

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.

WEBSITE MATTERS

There was no discussion on this agenda item.

DISTRICT SECURITY MATTERS

There was no discussion on this agenda item.

MEETING SCHEDULE

The Board concurred to schedule the next meeting for August 18, 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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