MINUTES
HARRIS COUNTY IMPROVEMENT DISTRICT NO. 14

June 16, 2026

The Board of Directors of Harris County Improvement District No. 14 (the "Board") met in regular session, open to the public, on the 16th day of June, 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 Directors Lashbrook and Dawson, thus constituting a quorum.

Also present at the meeting were: Greg Meyer, a resident of the District; Bear Oakley of NextEra Advisors ("NextEra"); 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

There were no public comments.

MINUTES

The Board considered approving the minutes of the May 19, 2026, regular meeting. After review and discussion, Director Hooper moved to approve the minutes, as presented. Director Mather seconded the motion, which passed unanimously.

UNLIMITED TAX ROAD BONDS, SERIES 2026

Ms. Shelton discussed the sale of the District's $9,000,000 Series 2026 Unlimited Tax Road Bonds ("2026 Road Bonds").

Ms. Shelton reported on the results of the sale of the District's 2026 Road Bonds. She distributed and reviewed a bid summary reflecting the bids received for the 2026

Road Bonds, a copy of which is attached. Ms. Shelton recommended that the Board accept the bid received from UMB Bank, N.A., with the lowest net effective interest rate of 4.581163%. She noted that the Bonds will be insured by Build America Mutual.

After review and discussion, Director Mather moved to award the sale of the 2026 Road Bonds to UMB Bank, N.A. whose bid contained the lowest net effective interest rate. Director Hooper seconded the motion, which passed unanimously.

The Board reviewed a Resolution Authorizing the Issuance of Harris County Improvement District No. 14 Unlimited Tax Road Bonds, Series 2026 (the "Bond Resolution"), and Mr. Thompson explained that the document sets forth, among other items, the terms and provisions of issuance and delivery of the 2026 Road Bonds, the payment of principal and interest over the life of the 2026 Road Bonds, and certain District covenants regarding the 2026 Road Bonds.

The Board then reviewed a Paying Agent/Registrar Agreement with Bank of New York Mellon Trust Company, N.A. ("BONY").

Mr. Thompson reported that the District's financial advisor will update the Preliminary Official Statement to include information regarding the sale of the 2026 Road Bonds, including the purchaser, interest rates, and debt service requirements, and that such document will be used as the Official Statement for the 2026 Road Bonds.

The Board reviewed the Certificate Regarding Provision of Financial Advice (the "Certificate") for the 2026 Road Bonds.

Mr. Thompson noted it will be necessary for the President or Vice President, and the Secretary or Assistant Secretary, of the Board to sign documents relating to the sale and closing of the 2026 Road Bonds, and for the attorney to submit a transcript of the bond proceedings to the Attorney General of Texas. He added the attorney and financial advisor also will need to take necessary action in connection with the delivery of the 2026 Road Bonds to the purchaser.

The Board considered authorizing ABHR to make payment to the Attorney General of Texas, on behalf of the District, for review of the transcript for the 2026 Road Bonds.

Mr. Thompson stated that the Texas Water Code requires the District to file an Amendment to the Information Form with Harris County and the Texas Commission on Environmental Quality ("TCEQ") in order to reflect the total amount of bonds issued by the District.

After review and discussion, Director Mather moved to take the following actions: (1) adopt the Bond Resolution; (2) approve the Paying Agent/Registrar Agreement with BONY; (3) approve the Official Statement for the 2026 Road Bonds; (4) authorize execution of the Certificate; (5) authorize the Board of Directors to sign the

documents relating to the bond sale; (6) authorize the attorney and financial advisor to take all necessary action to deliver the 2026 Road Bonds to the purchaser; (7) approve the payment to the Attorney General of Texas for review of the transcript for the 2026 Road Bonds; (8) authorize execution of the Amendment to the Information Form; and (9) direct all documents be filed appropriately and retained in the District's official records. Director Hooper seconded the motion, which passed unanimously.

GARBAGE AND RECYCLING MATTERS

There was no discussion on this agenda item.

ELECTRICITY CONTRACT MATTERS

Mr. Oakley reviewed a NextEra pricing report for the renewal of the lift station electricity contract, a copy of which is attached. After review and discussion, Director Mather moved to approve a 24-month contract with NRG for $0.073870 kilowatt per hour, subject to finalization. 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. 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 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 May, a copy of which is attached. She reported that 97.92% of the District's 2025 taxes have been collected, as of May 31, 2026. Ms. Keeswood then reviewed the list of checks presented for payment from the tax account.

Ms. Keeswood presented and reviewed a Depository Pledge Agreement between the District and Wells Fargo Bank, N.A. ("Wells Fargo") for the District's tax account. Following review and discussion, Director Klein moved to approve the Depository Pledge Agreement between the District and Wells Fargo, including any related banking documents, and direct that such documents be filed appropriately and retained in the District's official records. Director Dean seconded the motion, which passed unanimously.

The Board considered authorizing the District's delinquent tax attorney, Perdue, Brandon, Fielder, Collins & Mott, LLP ("Perdue Brandon"), to proceed with the collection of the 2025 delinquent tax accounts as of July 1, 2026.

After review and discussion, and based upon the tax assessor/collector's recommendation, Director Hooper moved to: (1) approve the tax assessor/collector's report and payment of the tax bills listed in the report; (2) approve a Depository Pledge Agreement between the District and Wells Fargo and direct that the Agreement be filed appropriately and retained in the District's official records; and (3) authorize Perdue Brandon to proceed with the collection of 2025 delinquent taxes. 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 ("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 96%.

Mr. Thelen requested Board authorization to send one uncollectible account totaling $191.12 to a collection agency.

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 Mather moved to: (1) approve the operator's report; (2) authorize the operator to send one uncollectible account totaling $191.12 to a collection agency; 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 Hooper 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 May 18, 2026, through June 15, 2026, a copy of which is attached to the report.

Ms. Lupher reviewed a proposal and revised maintenance schedule in the amount of $46,920.00, submitted by SWS, for the maintenance of three additional swales, a copy of which is attached to the report.

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 and revised maintenance schedule in the amount of $46,920.00, submitted by SWS. Director Mather seconded the motion, which passed unanimously.

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 Detention/Amenity Lake M.

Mr. Banes reported on eleven bids received for Dunham Pointe, Section 26 paving. He recommended award of the contract to the lowest bidder, Beyer Construction, LLC ("Beyer") for the contract amount of $724,552.45. 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.

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. 1 in the amount of $428,454.90, payable to Unitas Construction, Inc. ("Unitas").

Mr. Banes updated the Board on Dunham Pointe, Section 18, water, sanitary sewer, and drainage. He presented and recommended approval of Pay Estimate No. 2 in the amount of $505,703.34, 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 recommended approval of Pay Estimate No. 2 in the amount of $37,239.10, payable to HD Outdoor Construction, LLC ("HD Outdoor").

The Board considered abandoning the following: (i) one 0.0253 acre temporary utility easement within Dunham Pointe, Section 2 road Right-of-Way; (ii) one 1.291 acre temporary access easement on Jack Road to the lift station; and (iii) one 0.5488 acre temporary access easement in Dunham Pointe, Section 6 to Jack Road.

Mr. Banes reviewed and recommended approval of the Facilities Maintenance Agreement with Harris County for Detention/Amenity Lake M for detention/amenity lake and storm sewer facilities.

Mr. Banes reviewed a proposal in the amount of $4,890.00, submitted by All-Terra Engineering, Inc. ("All-Terra") for construction materials testing services. A copy of the proposal is attached to the engineer's report.

Ms. McCloskey provided an update to the Board regarding Dunham Pointe Recreation Center Park, Section 15 Park, and Section 18 Park Landscape Improvements.

Mr. Banes provided an update on bond application no. 5. The Board considered authorizing BGE to conduct geotechnical services related to western boundary repairs, in an amount not to exceed $15,000.00.

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 Detention/Amenity Lake M;

(3) award the contract for Dunham Pointe, Section 26 paving to Beyer, in the amount of $724,552.45, 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. 1 in the amount of $428,454.90, payable to Unitas for Mason Road at Dunham Pointe, Section 1 and Dunham Pointe, Section 25;

(5) approve Pay Estimate No. 2 in the amount of $505,703.34, payable to Unitas for Dunham Pointe, Section 18, water, sanitary sewer, and drainage;

(6) approve the abandonment of the temporary access easements, as detailed above;

(7) approve the Facilities Maintenance Agreement with Harris County for Detention/Amenity Lake M detention/amenity lake and storm sewer facilities;

(8) approve the proposal in the amount of $4,890.00, submitted by All-Terra for construction materials testing services;

(9) authorize geotechnical services in an amount not to exceed $15,000.00.

Director Mather seconded the motion, which passed unanimously.

ANNEXATION MATTERS

There was no discussion on this agenda item.

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 July 21, 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)

HARRIS COUNTY IMPROVEMENT DISTRICT NO. 14
HARRIS COUNTY, TEXAS

Secretary, Board of Directors

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