MINUTES
HARRIS COUNTY IMPROVEMENT DISTRICT NO. 14

May 19, 2026

The Board of Directors of Harris County Improvement District No. 14 (the "Board") met in regular session, open to the public, on the 19th day of May, 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, Thirumal Karra, and Mike Pate, residents of the District; Brian Krueger of Forvis Mazars, LLC ("Forvis"); 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 April 21, 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").

The Board considered approving the final cost summary prepared by BGE for the 2026 Road Bonds.

Ms. Shelton distributed and reviewed the Preliminary Official Statement and Notice of Sale for the 2026 Road Bonds.

Ms. Shelton discussed engaging a rating agency to perform a credit rating analysis for the 2026 Road Bonds.

The Board considered appointing The Bank of New York Mellon Trust Company, N.A. ("BONY"), as Paying Agent/Registrar for the 2026 Road Bonds.

The Board considered authorizing advertisement for sale of the District's 2026 Road Bonds, and scheduling the bond sale for June 16, 2026, at 1:00 p.m.

The Board considered engaging the District's auditor, Forvis, to prepare the developer reimbursement report in connection with the 2026 Road Bonds.

After review and discussion, Director Hooper moved to take the following actions: (1) approve the final cost summary for the 2026 Road Bonds; (2) engage a rating agency to perform a credit rating analysis for the bond issue; (3) approve the Preliminary Official Statement and Notice of Sale for the 2026 Road Bonds; (4) appoint BONY as Paying Agent/Registrar for the 2026 Road Bonds; (5) authorize Masterson to advertise the sale of the 2026 Road Bonds and schedule the bond sale for June 16, 2026, at 1:00 p.m.; and (6) authorize Forvis to prepare the developer reimbursement report. 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 Mather moved to approve the bookkeeper's report and payment of the bills. Director Lashbrook seconded the motion, which passed unanimously.

TRAVEL REIMBURSEMENT GUIDELINES AND ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") SUMMER CONFERENCE

The Board reviewed the District's Travel Reimbursement Guidelines in connection with the upcoming AWBD summer conference, and discussion ensued regarding specific expenses eligible and ineligible for the conference.

APPROVE ANNUAL REPORT AND AUTHORIZE FILING OF SAME IN ACCORDANCE WITH THE DISTRICT'S CONTINUING DISCLOSURE OF INFORMATION AGREEMENTS AND AS REQUIRED BY SEC RULE 15C2-12

Mr. Thompson stated that, in accordance with the District's continuing disclosure of information agreements contained in its bond resolutions and as required by SEC Rule 15c2-12, the District is annually required to file a report containing certain financial information and operating data with the Municipal Securities Rulemaking Board (the "MSRB") through the Electronic Municipal Market Assess System ("EMMA"). Following review and discussion, Director Lashbrook moved to approve the District's annual report, authorize ABHR to submit the District's annual report to the MSRB through EMMA, and direct that the report be filed appropriately and retained in the District's official records. Director Mather seconded the motion, which passed unanimously.

ANNUAL PROCEDURES FOR CONTINUING DISCLOSURE COMPLIANCE

The Board reviewed the District's procedures for continuing disclosure compliance. Mr. Thompson stated that no changes are recommended at this time.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Keeswood distributed and reviewed the monthly tax assessor/collector's report for February, a copy of which is attached. She reported that 97.83% of the District's 2025 taxes have been collected, as of April 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.

There was no discussion on the Depository Pledge Agreement with Wells Fargo Bank, National Association.

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

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 reviewed the Consumer Confidence Report ("CCR") with the Board, a copy of which is attached to the operator's report. He reported that the District's drinking water is regulated by the Texas Commission on Environmental Quality ("TCEQ") to ensure that the water is meeting all of the requirements as stated in the Federal Drinking Water Standards, which also requires the District to provide a CCR to residents in the District regarding the status of the drinking water. Mr. Thelen reported that the CCR will be provided as a link on next month's utility bill.

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; (2) approve the CCR and authorize distribution of the CCR to the District customers and filing of the certificate of delivery with the TCEQ; 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 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 April 20, 2026, through May 11, 2026, a copy of which is attached to the report. After review and discussion, and based on Ms. Lupher's recommendation, Director Lashbrook moved to approve the stormwater management program report. Director Hooper 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 updated the Board on Dunham Pointe, Section 18, water, sanitary sewer, and drainage. He presented and recommended approval of Change Order No. 1 in the amount of $0.00, as a correction to the total contract amount in the contract

document due to a clerical error. 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 presented and recommended approval of Pay Estimate No. 1 in the amount of $287,462.16, payable to Unitas Construction, Inc. ("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 Change Order No. 1 in the amount of $6,900.00, for an increase to the contract with HD Outdoor Construction, LLC ("HD Outdoor"), for increase freight charges on playground equipment. 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 presented Change Order No. 2 in the amount of $11,820.00, for an increase to the contract with HD Outdoor, for hauling dirt offsite. Following review and discussion, the Board concurred to seek additional options for the hauling work. Mr. Banes presented and recommended approval of Pay Estimate No. 1 in the amount of $61,713.04, payable to HD Outdoor. 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 discussed and recommended acceptance of the following offsite easements: (i) two sanitary sewer, two storm sewer, one waterline, and one access for Dunham Pointe, Section 28; (ii) one sanitary sewer, three storm sewer, one waterline, and one access for Dunham Pointe, Section 30; and (iii) three sanitary sewer and one storm sewer for Dunham Pointe Mesenil Drive Street Dedication.

The Board considered acceptance of the following Special Warranty Deeds from Dunham Pointe: (i) for conveyance of Section 18 park to the District; and (ii) for conveyance of certain landscape reserves in Sections 17, 18, 19, and 22 to the District. Mr. Thompson discussed the process for the conveyance of the tracts, as detailed above, to the District. The Board considered authorizing LJA Environmental Services, LLC ("LJA") to perform a Phase I Environmental Site Assessment ("Phase I ESA") for the tracts, as detailed above.

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

(1) approve the engineer's report;

(2) approve Change Order No. 1 as a net zero change to the contract, payable to Unitas, as a correction to the total contract amount in the contract document due to a clerical error, for Dunham Pointe, Section 18, water, sanitary sewer, and drainage;

(3) approve Pay Estimate No. 1 in the amount of $287,462.16, payable to Unitas for Dunham Pointe, Section 18, water, sanitary sewer, and drainage;

(4) approve Change Order No. 1 to increase the contract amount by $6,900.00, payable to HD Outdoor, for increase freight charges on playground equipment, for Dunham Pointe Recreation Center Park, Section 15 Park, and Section 18 Park Landscape Improvements;

(5) approve Pay Estimate No. 1 in the amount of $61,713.04, payable to Unitas for Dunham Pointe Recreation Center Park, Section 15 Park, and Section 18 Park Landscape Improvements;

(6) accept the offsite easements, as detailed above; and

(7) accept the Special Warranty Deeds from Dunham Pointe for conveyances, as detailed above; and

(8) authorize LJA to perform a Phase I ESA on the tracts, as detailed above.

Director Mather seconded the motion, which passed unanimously. The Board did not take action on Change Order No. 2 to increase the contract amount by $11,820.00, payable to HD Outdoor, for hauling dirt offsite, for Dunham Pointe Recreation Center Park, Section 15 Park, and Section 18 Park Landscape Improvements;

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. He then requested Board authorization to begin preparation of bond application no. 5.

The Board considered engaging the District's auditor, Forvis, to prepare the developer reimbursement report in connection with bond application no. 5.

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; (2) authorize BGE to prepare bond application no. 5; (3) authorize Forvis to prepare the developer reimbursement report; and (4) 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 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

The Board requested that the monthly financials be posted to the District website.

DISTRICT SECURITY MATTERS

There was no discussion on this agenda item.

CYBERSECURITY AND ARTIFICIAL INTELLIGENCE TRAINING

The Board reviewed a memorandum regarding annual cybersecurity and artificial intelligence training requirements for local government employees and elected and appointed officials. Mr. Thompson stated that the required trainings should be completed and reported to ABHR prior to the August 31st deadline for reporting compliance to the Texas Department of Information Resources ("DIR"). Following review and discussion, the Board directed the required persons to complete their certified training programs and report their completion to ABHR for reporting to the DIR by August 31st.

MEETING SCHEDULE

The Board concurred to schedule the next meeting for June 16, 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

LIST OF ATTACHMENTS TO MINUTES

	Minutes Page
Bookkeeper's report	2
Tax assessor/collector's report	3
Operations report	3
Stormwater management program report	4
Engineer's report	4