MINUTES
HARRIS COUNTY IMPROVEMENT DISTRICT NO. 14

April 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 April, 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, residents 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.; Becky Brewer and David Patterson 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 March 17, 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

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.

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 99%.

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; 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 Mather seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Brewer distributed and reviewed the monthly tax assessor/collector's report for February, a copy of which is attached. She reported that 95.83% of the District's 2025 taxes have been collected, as of March 31, 2026. Ms. Brewer then reviewed the list of checks presented for payment from the tax account.

ADOPT RESOLUTION DESIGNATING AGENT FOR ISSUANCE OF NOTICE TO PURCHASERS

The Board considered adopting a Resolution Designating Agent for Issuance of Notice to Purchasers, which provides that the Board designates the District's tax assessor as the District's agent to issue the form Notice to Purchasers upon any person's written request and payment of a reasonable fee not to exceed $10.

DISTRICT REGISTRATION FORM

Mr. Thompson stated that the District is required to file an updated District Registration Form reflecting the new tax assessor/collector and Agent of Issuance for Notice to Purchaser the Texas Commission on Environmental Quality (the "TCEQ").

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; (2) adopt the Resolution Designating Agent for Issuance of Notice to Purchasers and direct that the Resolution be filed appropriately and retained in the District's official records; and (3) authorize execution and filing of an updated District Registration Form with the TCEQ reflecting the new tax assessor/collector and Agent of Issuance for Notice to Purchaser. Director Hooper seconded the motion, which passed unanimously.

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

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 March 16, 2026, through April 13, 2026, a copy of which is attached to the report.

ENGINEERING MATTERS

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 reported on nineteen bids received for Dunham Pointe, Section 18 paving. She recommended award of the contract to the lowest bidder, Beyer Construction, LLC ("Beyer") for the contract amount of $794,582.60. 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 reported on ten bids received for Dunham Pointe, Section 26, water, sanitary sewer, and drainage. She recommended award of the contract to the lowest bidder, Unitas Construction, Inc. ("Unitas") for the contract amount of $896,577.77. The Board concurred that, in its judgment, Unitas 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 19, water, sanitary sewer, and drainage. She presented and recommended approval of Pay Estimate No. 4 and Final in the amount of $92,267.45, payable Unitas.

Ms. Galati updated the Board on Dunham Pointe, Section 19 paving. She presented and recommended approval of Pay Estimate No. 4 and Final in the amount of $51,022.24, payable Unitas.

Ms. Galati updated the Board on Dunham Pointe, Section 22, water, sanitary sewer, and drainage. Ahe presented and recommended approval of Pay Estimate No. 4 and Final in the amount of $52,200.89, payable Bay Utilities, LLC ("Bay").

Ms. Galati updated the Board on Dunham Pointe, Section 22 paving. She presented and recommended approval of Pay Estimate No. 3 and Final in the amount of $16,997.03, payable Unitas.

Ms. Galati discussed and recommended acceptance of one 0.2994-acre access easement and one 0.1500-acre waterline easement from Dunham Pointe to the District for Dunham Pointe, Section 26.

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

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, Section 18 paving to Beyer, in the amount of $794,582.60, subject to receipt of the payment and performance bonds, and the certificate(s) of insurance and endorsements, if any, provided by the contractor;

(3) award the contract for Dunham Pointe, Section 26, water, sanitary sewer, and drainage to Unitas, in the amount of $896,577.77, 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. 4 and Final in the amount of $92,267.45, payable to Unitas for Dunham Pointe, Section 19, water, sanitary sewer, and drainage;

(5) approve Pay Estimate No. 4 and Final in the amount of $51,022.24, payable to Unitas for Dunham Pointe, Section 19 paving;

(6) approve Pay Estimate No. 4 and Final in the amount of $52,200.89, payable to Bay for Dunham Pointe, Section 22, water, sanitary sewer, and drainage;

(7) approve Pay Estimate No. 3 and Final in the amount of $16,997.03, payable to Unitas for Dunham Pointe, Section 22 paving; and

(8) accept the one 0.2994-acre access easement and one 0.1500-acre waterline easement from Dunham Point for Dunham Pointe, Section 26.

Director Lashbrook seconded the motion, which passed unanimously.

SERIES 2026 UNLIMITED TAX ROAD BONDS

Mr. Banes reviewed a summary of costs for road bond application no. 2, a copy of which is attached to the engineer's report.

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 May 19, 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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