MINUTES
HARRIS COUNTY IMPROVEMENT DISTRICT NO. 14

January 29, 2026

The Board of Directors of Harris County Improvement District No. 14 (the "Board") met in regular session, open to the public, on the 29th day of January, 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 Herzog and Dawson, thus constituting a quorum.

Also present at the meeting were: Greg Meyer and Rex Barr, 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 of BGE, Inc. ("BGE"); Rahi Patel of Municipal Accounts & Consulting, L.P.; Becky Brewer of B&A Municipal Tax Service, LLC; 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 requested information regarding the repairs of a sidewalk that was removed for construction purposes. The Board directed BGE to coordinate with Mr. Meyer regarding further information.

MINUTES

The Board considered approving the minutes of the December 16, 2025, 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

Mr. Patel 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.

ACCEPT ANNUAL DISCLOSURE STATEMENTS FOR INVESTMENT OFFICER AND BOOKKEEPER

The Board received the annual disclosure statements of the District's bookkeeper and Investment Officer. Mr. Thompson explained that the statements disclose relationships of the bookkeeper/Investment Officer with entities or individuals who are offering, have offered, or may offer to engage in an investment transaction with the District. He noted that the annual disclosure statements will be filed with the Texas Ethics Commission. Following review and discussion, Director Mather moved to: (1) accept the annual disclosure statements of the District's bookkeeper and the District's Investment Officer; (2) authorize filing of the statements with the Texas Ethics Commission; and (3) direct that the statements be filed appropriately and retained in the District's official records. Director Lashbrook seconded the motion, which passed unanimously.

ANNUAL REPORT REGARDING POST-ISSUANCE COMPLIANCE POLICY

After the Board's review of the existing Post-Issuance Compliance Policy, Mr. Thompson reported that ABHR has no recommendations for revision of the District's existing post-issuance compliance policy and that the District is currently in compliance with the policy.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Brewer reported that B&A was purchased by ASW, effective February 1, 2026. She requested that the appropriate items be added to the February agenda.

Ms. Brewer distributed and reviewed the monthly tax assessor/collector's report for December, a copy of which is attached. She reported that 26.59% of the District's 2025 taxes have been collected, as of December 31, 2025. Ms. Brewer then reviewed the list of checks presented for payment from the tax account. She requested Board authorization for additional check no. 1276 in the amount of $7,100.00, payable to Ronald or Sammey NGWA.

After review and discussion, and based upon the tax assessor/collector's recommendation, Director Hooper moved to approve the tax assessor/collector's report

and payment of the tax bills listed in the report, including the additional check as detailed above. Director Lashbrook seconded the motion, which passed unanimously.

The Board considered requesting the Harris Central Appraisal District to appraise the property within the District and provide a certificate of estimated value as of January 1, 2026. Following review and discussion, and based upon the tax assessor/collector's recommendation, Director Mather moved to 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

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 97%.

The Board discussed authorizing Inframark to submit the 2025 Water Loss Audit to the Texas Water Development Board ("TWDB").

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) approve the completion and submittal of the 2025 Water Loss Audit to the TWDB; 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 Mather 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 December 16, 2025, through January 19, 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. 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, Mesenil Drive Street Dedication; (ii) Dunham Pointe, Section 28, water, sanitary sewer, and drainage; (iii) Dunham Pointe, Section 28 paving; (iv) Dunham Pointe, Section 30, water, sanitary sewer, and drainage; and (v) Dunham Pointe, Section 30 paving.

Mr. Banes discussed and recommended acceptance of one 0.0519 acre sanitary sewer easement for Dunham Pointe, Section 25.

Mr. Banes reviewed and recommended approval of the Facilities Maintenance Agreement with Harris County for Dunham Pointe, Section 26 storm sewer outfall and manhole.

The Board reviewed the District's Disadvantaged Business Enterprise Program (the "Program") and the process for conducting an annual review of the Program, including review of the records and tracking of Minority, Women and Small Business Enterprise contracts and expenses. Mr. Banes presented a report regarding implementation of the Program from January 2025 through December 2025, a copy of which is attached. The Board reviewed a Resolution Regarding Annual Review of Disadvantaged Business Enterprise Program reflecting that no changes will be made to the current Program.

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 the following projects: (i) Dunham Pointe, Mesenil Drive Street Dedication; (ii) Dunham Pointe, Section 28, water, sanitary sewer, and drainage; (iii) Dunham Pointe, Section 28 paving; (iv) Dunham Pointe, Section 30, water, sanitary sewer, and drainage; and (v) Dunham Pointe, Section 30 paving;

(3) accept one 0.0519 acre sanitary sewer easement for Dunham Pointe, Section 25;

(4) approve the Facilities Maintenance Agreement with Harris County for Dunham Pointe, Section 26 storm sewer outfall and manhole; and

(5) approve the annual report and direct the engineer to continue to implement the District's Program.

Director Mather seconded the motion, which passed unanimously.

ANNEXATION MATTERS

There was no discussion on this matter.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY ("WHCRWA") MATTERS

The Board discussed the nomination process for the WHCRWA, Precinct 5. Next, the Board discussed authorizing Inframark to submit the Water Usage Reporting Form to the WHCRWA. Following review and discussion, Director Mather moved to approve the Completion and Submittal of Water Usage Reporting Form to the WHCRWA. Director Lashbrook seconded the motion, which passed unanimously.

REGIONAL FACILITES UPDATE

Discussion ensued regarding potential future regional facilities.

WEBSITE MATTERS

There was no discussion on this matter.

DISTRICT SECURITY MATTERS

There was no discussion on this agenda item.

CYBERSECURITY AND ARTIFICAL INTELLIGENCE TRAINING

There was no discussion on this agenda item.

MEETING SCHEDULE

The Board concurred to schedule the next meeting for February 17, 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

Carol Mather
Secretary, Board of Directors

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