MINUTES
HARRIS COUNTY IMPROVEMENT DISTRICT NO. 14

December 16, 2025

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 December, 2025, 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, thus constituting a quorum.

Also present at the meeting were: Greg Meyer and Rex Barr, residents of the District; Melissa Vasquez of Forvis Mazars, LLP ("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 Melissa McCloskey of BGE, Inc. ("BGE"); Kayla Crigger 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 installation of signage designating individual neighborhoods in the District. He then requested information regarding the installation of additional amenities. Mr. Pierce discussed the status of the amenities within the District.

MINUTES

The Board considered approving the minutes of the November 18, 2025, regular meeting. After review and discussion, Director Hooper moved to approve the minutes, as presented. Director Lashbrook seconded the motion, which passed by a vote of 4-0, with Director Dawson being absent for the vote.

GARBAGE AND RECYCLING MATTERS

There was no discussion on this agenda item.

DEVELOPER REIMBURSEMENT REPORT 2025A UNLIMITED TAX BONDS AND 2025B UNLIMITED TAX RECREATIONAL BONDS

Ms. Vasquez discussed the process to reimburse the District's developer following the issuance of the District's $10,000,000 Unlimited Tax Bonds, Series 2025A and $8,000,000 Unlimited Tax Recreational Bonds, Series 2025B (collectively "the Bonds").

Ms. Vasquez presented and reviewed the developer reimbursement report for the 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 by a vote of 4-0, with Director Dawson being absent for the vote.

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 Hooper moved to approve the bookkeeper's report and payment of the bills. Director Mather seconded the motion, which passed by a vote of 4-0, with Director Dawson being absent for the vote.

TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES FOR BOARD OF DIRECTORS WINTER CONFERENCE

The Board reviewed the District's Travel Reimbursement Guidelines and the Board discussed expenses for the upcoming Association of Water Board Directors winter conference.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Brewer distributed and reviewed the monthly tax assessor/collector's report for November, a copy of which is attached. She reported that 2.82% of the District's 2025 taxes have been collected, as of November 30, 2025. Ms. Brewer 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 Lashbrook moved to approve the tax assessor/collector's report and payment of the tax bills listed in the report. Director Mather seconded the motion, which passed by a vote of 4-0, with Director Dawson being absent for the vote.

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 101%.

Mr. Thelen stated that Inframark is submitting a letter to the Texas Commission on Environmental Quality ("TCEQ") for authorization to use the Vepo Envirotrax online backflow and CIS management system as an alternative form of receiving and storing backflow test and maintenance reports and customer service inspection certificates. A copy of the draft letter is attached to the operator's report.

Director Dawson joined the meeting.

Director Herzog reported resident complaints of a chlorine smell emitting from the water. Mr. Thelen reviewed the TCEQ drinking water rules, a copy of which is attached to the operations report. He stated that Inframark flushes dead ends once a month, as required by the TCEQ.

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. The Board concurred to defer terminations for the month of December.

After review and discussion, and based upon the operator's recommendation, Director Hooper moved to: (1) approve the operator's report; (2) authorize Inframark to submit the letter to the TCEQ regarding the use of the Vepo Envirotrax system; and (3) 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 November 18, 2025, through December 9, 2025, a copy of which is attached to the report.

Discussion ensued regarding the grading of the storm drain and sidewalk on Bethel Knoll, and the Board directed BGE to coordinate with an onsite contractor to correct the issue.

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 updated the Board on Dunham Pointe, Section 19 paving. She presented and recommended approval of Pay Estimate No. 3 in the amount of $80,500.49, payable to Unitas Construction, Inc. ("Unitas").

Ms. McCloskey updated the Board on the pending District parks. She reported that plans are under review by Harris County and comments are being addressed. Ms. McCloskey stated that the contractor will tentatively mobilize mid to late January 2026.

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

(1) approve the engineer's report;

(2) approve Pay Estimate No. 3 in the amount of $80,500.49, payable to Unitas, for Dunham Pointe, Section 19 paving.

Director Dawson seconded the motion, which passed unanimously.

ANNEXATION MATTERS

The Board reviewed a Waiver of Special Appraisal to be executed by Dunham Pointe, reflecting their agreement not to claim an agricultural and/or special use property tax exemption on any portion of the 121-acres of a tract owned by Dunham Pointe.

After review and discussion, Director Mather moved to accept the Waiver of Special Appraisal from Dunham Pointe upon execution, and direct that the Waiver be filed appropriately and retained in the District's official records. Director Dawson seconded the motion, which passed unanimously.

REGIONAL FACILITES UPDATE

Discussion ensued regarding potential future regional facilities.

WEBSITE MATTERS

The Board considered authorizing Off Cinco to post a winterization notice, if necessary, to the District website. After discussion, Director Hooper moved to authorize Off Cinco to post the notice, if necessary. Director Dawson seconded the motion, which passed unanimously.

DISTRICT SECURITY MATTERS

There was no discussion on this agenda item.

MEETING SCHEDULE

The Board concurred to schedule the next meeting for January 20, 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

LIST OF ATTACHMENTS TO MINUTES

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