MINUTES
HARRIS COUNTY IMPROVEMENT DISTRICT NO. 14

November 18, 2025

The Board of Directors of Harris County Improvement District No. 14 (the "Board") met in regular session, open to the public, on the 18th day of November, 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: Barry Hards of Texas Groundworks Management, Inc.; Greg Meyer, a resident of the District; Christie Leighton of Best Trash LLC ("Best Trash"); Brian Kruger 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 and Kristina Galati 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 and Kathryn Mercado of Allen Boone Humphries Robinson LLP ("ABHR").

COMMENTS FROM THE PUBLIC

Mr. Hards introduced himself to the Board and discussed services offered by Texas Groundworks Management, Inc.

Mr. Meyer reported a resident complaint regarding construction noise in the early hours of the morning.

MINUTES

The Board considered approving the minutes of the October 21, 2025, regular meeting. After review and discussion, Director Lashbrook moved to approve the minutes, as presented. Director Hooper seconded the motion, which passed unanimously.

GARBAGE AND RECYCLING MATTERS

Mr. Leighton reviewed the Best Trash 2025 holiday collection schedule, a copy of which is attached.

SERIES 2025A UNLIMITED TAX BONDS

Ms. Shelton discussed the sale of the District's $10,000,000 Series 2025A Unlimited Tax Bonds ("2025A Bonds").

Ms. Shelton reported on the results of the sale of District's 2025A Bonds. She distributed and reviewed a bid summary reflecting the bids received for the 2025A Bonds, a copy of which is attached. Ms. Shelton recommended that the Board accept the bid received from SAMCO Capital Markets ("SAMCO") with the lowest net effective interest rate of 4.762553%. She noted that the Bonds will be insured by Build America Mutual.

After review and discussion, Director Lashbrook moved to award the sale of the 2025A Bonds to SAMCO whose bid contained the lowest net effective interest rate. Director Dawson seconded the motion, which passed unanimously.

The Board reviewed a Resolution Authorizing the Issuance of Harris County Improvement District No. 14 Unlimited Tax Bonds, Series 2025A (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 2025A Bonds, the payment of principal and interest over the life of the 2025A Bonds, and certain District covenants regarding the 2025A 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 2025A Bonds, including the purchaser, interest rates, and debt service requirements, and that such document will be used as the Official Statement for the 2025A Bonds.

The Board reviewed the Certificate Regarding Provision of Financial Advice (the "Certificate") for the 2025A 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 2025A 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 2025A 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 2025A 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.

Mr. Banes provided an update regarding the TCEQ inspection of the District facilities.

After review and discussion, Director Lashbrook 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 2025A 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 2025A Bonds to the purchaser; (7) approve the payment to the Attorney General of Texas for review of the transcript for the 2025A 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 Dawson seconded the motion, which passed unanimously.

SERIES 2025B UNLIMITED TAX PARK BONDS

Ms. Shelton discussed the sale of the District's $8,000,000 Series 2025B Unlimited Tax Bonds ("2025B Bonds").

Ms. Shelton reported on the results of the sale of District's 2025B Bonds. She distributed and reviewed a bid summary reflecting the bids received for the 2025B Bonds, a copy of which is attached. Ms. Shelton recommended that the Board accept the bid received from Crews & Associates, Inc. ("Crews") with the lowest net effective interest rate of 4.687051%. She noted that the Bonds will be insured by Assured Guaranty Mutual.

After review and discussion, Director Hooper moved to award the sale of the 2025B Bonds to Crews whose bid contained the lowest net effective interest rate. Director Mather seconded the motion, which passed unanimously.

The Board reviewed a Resolution Authorizing the Issuance of Harris County Improvement District No. 14 Unlimited Tax Bonds, Series 2025B (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 2025B Bonds, the payment of principal and interest over the life of the 2025B Bonds, and certain District covenants regarding the 2025B 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 2025BBonds, including the purchaser, interest rates, and debt service requirements, and that such document will be used as the Official Statement for the 2025B Bonds.

The Board reviewed the Certificate Regarding Provision of Financial Advice (the "Certificate") for the 2025B 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 2025B 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 2025B 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 2025B 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 TCEQ in order to reflect the total amount of bonds issued by the District. He then reviewed the Amendment to the Information Form with the Board.

After review and discussion, Director Hooper 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 2025B 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 2025B Bonds to the purchaser; (7) approve the payment to the Attorney General of Texas for review of the transcript for the 2025B 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 Mather seconded the motion, which passed unanimously.

AUTHORIZE BASE FUND INSURANCE RELATING TO BOND FUNDS

Ms. Shelton discussed the use of BaseFund for the closing of the District's 2025A Bonds and 2025B Bonds. After discussion, Director Mather moved to approve a $750.00 insurance policies for the BaseFund closing of the 2025A Bonds and for the 2025B Bonds. Director Dawson seconded the motion, which passed unanimously.

ENGAGE AUDITOR TO CONDUCT AUDIT FOR FISCAL YEAR END NOVEMBER 30, 2025

Mr. Krueger presented and reviewed an engagement letter with Forvis to prepare the District's audit for fiscal year end November 30, 2025. After review and discussion, Director Hooper moved to engage Forvis to conduct the District's audit for fiscal year end November 30, 2025, and authorize execution of the engagement letter. Director Mather 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.

The Board reviewed a Client Services Agreement with HR&P, Inc. ("HR&P") for payroll administration services.

After review and discussion, and based upon the bookkeeper's recommendation, Director Mather moved to: (1) approve the bookkeeper's report and payment of the bills; and (2) approve the Client Services Agreement with HR&P and direct that such document be filed appropriately and retained in the District's official records. Director Dawson seconded the motion, which passed unanimously.

BUDGET FOR FISCAL YEAR END NOVEMBER 30, 2026

Ms. Crigger presented and reviewed a draft budget for District's operating fund for the fiscal year ending November 30, 2026, and a draft budget for joint facilities fund for the fiscal year ending November 30, 2026. After review and discussion, and based upon the bookkeeper's recommendation, Director Lashbrook moved to adopt the operating and joint facilities budgets for the fiscal year ending November 30, 2026, as presented. Director Mather seconded the motion, which passed unanimously.

ANNUAL REVIEW OF INVESTMENT POLICY AND ADOPT RESOLUTION ESTABLISHING THE AUTHORIZED DEPOSITORY INSTITUTIONS AND ADOPTING LIST OF QUALIFIED BROKER/DEALERS WITH WHOM THE DISTRICT MAY ENGAGE IN INVESTMENT TRANSACTIONS

The Board conducted its annual review of the District's Investment Policy and determined that no changes were needed. The Board reviewed the Resolution Regarding Annual Review of Investment Policy, reflecting that no changes will be made to the current Investment Policy.

The Board reviewed a Resolution Establishing Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions. Mr. Thompson noted the District's bookkeeper

has provided an updated list of the depositories and broker/dealers that is attached as Exhibit A to the Resolution.

Following review and discussion, Director Hooper moved to: (1) adopt the Resolution Regarding Annual Review of Investment Policy; (2) adopt the Resolution Establishing Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions; and (3) direct that the Resolutions be filed appropriately and retained in the District's official records. Director Dawson seconded the motion, which passed unanimously.

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 0.00% of the District's 2025 taxes have been collected, as of October 31, 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 Dawson seconded the motion, which passed unanimously.

HISTORICAL BOND AND TAX REPORT TO COMPTROLLER

Mr. Thompson presented a memorandum regarding requirements for taxing units to submit certain information about proposed and issued bonds and tax rate elections to the Comptroller for incorporation into a public database, a copy of which is attached. She stated that ABHR will work with the District's consultants to prepare and submit the required information by the reporting deadline.

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 95%.

Mr. Thelen reviewed the 2025 annual price index adjustment for the District, a copy of which is attached to the operations report. He stated that the current rate will increase by 5.4597% from $3.01 to $3.17 per month per residence, effective beginning with the December 2025 billing cycle.

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; 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 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 October 21, 2025, through November 11, 2025, a copy of which is attached to the report.

Ms. Lupher reviewed recommended locations for installation of the fifteen unauthorized motor vehicles and illegal dumping signage to be placed around District facilities. A copy of the locations 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, Section 26, water, sanitary sewer, and drainage; (ii) Dunham Pointe, Section 26, paving; and (iii) Dunham Pointe Recreation Center Park, Section 15 Park, and Section 18 Park Landscape Improvements.

Mr. Banes reported on bids received for Dunham Pointe Recreation Center Park, Section 15 Park, and Section 18 Park Landscape Improvements. He recommended award of the contract to the lowest bidder, HD Outdoor Construction, LLC ("HD Outdoor") for the contract amount of $1,866,175.97. The Board concurred that, in its judgment, HD Outdoor 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 Detention Pond AB Regrading and Outfall to Cypress Creek. He presented and recommended approval of Pay Estimate No. 13 and Final in the amount of $91,020.88, payable to DC Contracting Services, LLC ("DC").

Mr. Banes updated the Board on Dunham Pointe, Section 15, water, sanitary sewer, and drainage. He presented and recommended approval of Pay Estimate No. 2 and Final in the amount of $38,413.10, payable to Unitas Construction, Inc. ("Unitas").

Mr. Banes updated the Board on Dunham Pointe, Section 15 paving. He presented and recommended approval of Pay Estimate No. 3 and Final in the amount of $38,385.34, payable to Unitas.

Mr. Banes updated the Board on Dunham Pointe, Section 16, water, sanitary sewer, and drainage. He presented and recommended approval of Pay Estimate No. 4 and Final in the amount of $53,152.50, payable to Unitas.

Mr. Banes updated the Board on Dunham Pointe, Section 16 paving. He presented and recommended approval of Pay Estimate No. 3 and Final in the amount of $37,956.93, payable to Unitas.

Mr. Banes updated the Board on Dunham Pointe, Section 22, water, sanitary sewer, and drainage. He presented and recommended approval of Pay Estimate No. 2 in the amount of $753,417.27, payable to Bay Utilities, LLC ("Bay").

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

(1) approve the engineer's report;

(2) authorize BGE to design, advertise and receive bids for the following projects: (i) Dunham Pointe, Section 26, water, sanitary sewer, and drainage; (ii) Dunham Pointe, Section 26, paving; and (iii) Dunham Pointe Recreation Center Park, Section 15 Park, and Section 18 Park Landscape Improvements;

(3) award the contract for Dunham Pointe Recreation Center Park, Section 15 Park, and Section 18 Park Landscape Improvements to HD Outdoor, in the amount of $1,866,175.97, subject to receipt of the payment and performance bonds, and the certificate(s) of insurance and endorsements, if any, provided by the contractor; and

(4) approve Pay Estimate No. 13 and Final in the amount of $91,020.88, payable to DC, for Detention Pond AB Regrading and Outfall to Cypress Creek;

(5) approve Pay Estimate No. 2 and Final in the amount of $38,413.10, payable to Unitas, for Dunham Pointe, Section 15, water, sanitary sewer, and drainage;

(6) approve Pay Estimate No. 3 and Final in the amount of $38,385.34, payable to Unitas, for Dunham Pointe, Section 15 paving;

(7) approve Pay Estimate No. 4 and Final in the amount of $53,152.50, payable to Unitas, for Dunham Pointe, Section 16, water, sanitary sewer, and drainage;

(8) approve Pay Estimate No. 3 and Final in the amount of $37,956.93, payable to Unitas, for Dunham Pointe, Section 16 paving; and

(9) approve Pay Estimate No. 2 in the amount of $753,417.27, payable to Bay, for Dunham Pointe, Section 22, water, sanitary sewer, and drainage.

Director Mather seconded the motion, which passed unanimously.

ANNEXATION 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 December 16, 2025, 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)



Carol Mather
Secretary, Board of Directors

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