MINUTES
HARRIS COUNTY IMPROVEMENT DISTRICT NO. 14

October 21, 2025

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 October, 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 except Director Dawson, thus constituting a quorum.

Also present at the meeting were: Greg Meyer and Mike Pate, residents of the District; Chase Eastland of Masterson Advisors LLC; Stephen Pierce of Dunham Pointe Development, LLC ("Dunham Pointe"); Lisha Lupher of Storm Water Solutions, LLC ("SWS"); Fren-Mark Banes 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. Meyer reported that the entrance to section 12 has a broken sidewalk panel.

MINUTES

The Board considered approving the minutes of the September 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.

SERIES 2025A, UNLIMITED TAX BONDS AND SERIES 2025B, UNLIMITED TAX RECREATIONAL BONDS

Ms. Eastland discussed the timeline and process for the sale of the District's $10,000,000 Series 2025A, Unlimited Tax Bonds (the "Series 2025A Bonds") and the $8,000,000 Series 2025B, Unlimited Tax Recreational Bonds (the "Series 2025B Bonds").

Ms. Eastland presented and reviewed the Preliminary Official Statement and Official Notice of Sale for the Series 2025A Bonds and Series 2025B Bonds.

Ms. Eastland recommended appointing the Bank of New York Mellon Trust Company, N.A. ("BONY"), as the Paying Agent/Registrar for the Series 2025A Bonds and Series 2025B Bonds.

The Board considered authorizing advertisement for the sale of the Series 2025A Bonds and Series 2025B Bonds on November 18, 2025.

The Board considered engaging the District's auditor to prepare a developer reimbursement report for the Series 2025A Bonds and Series 2025B Bonds.

The District considered authorizing the engineer to request the Texas Commission on Environmental Quality ("TCEQ") inspect the facilities included in the bond application.

After review and discussion, Director Mather moved to: (1) approve the Preliminary Official Statement and Official Notice of Sale; (2) appoint BONY, as the Paying Agent/Registrar; (3) authorize advertisement for the sale of the 2025A Bonds and 2025B Bonds for November 18, 2025, at 1:00 p.m.; (4) engage the District's auditor to prepare a developer reimbursement report for the Bond sale; and (5) authorize the engineer to request the TCEQ inspection for facilities included in the bond application. Director Lashbrook seconded the motion, which passed unanimously.

ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") MATTERS

Mr. Thompson reported that AWBD is requesting each member district to appoint a Director voting representative to cast a vote for certain AWBD bylaw questions and updates. Following review and discussion, Director Hooper moved to appoint Director Herzog as the District's voter representative for the AWBD bylaw amendments voting. Director Lashbrook 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. 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 Hooper 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 99.82% of the District's 2024 taxes have been collected, as of September 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 Hooper seconded the motion, which passed unanimously.

2025 TAX RATE

Ms. Brewer confirmed that notice was published of the public hearing to be held at today's meeting regarding adoption of the District's 2025 tax rate at the total proposed amount of $1.35 per $100 of assessed valuation.

The Board opened the public hearing regarding the District's proposed tax rate of $1.35 per $100 of assessed valuation, with $0.50 allocated for water, sanitary sewer, and drainage debt service, $0.12 allocated for road debt service, and $0.73 allocated for operations and maintenance. No members of the public came forward to make comments and the public hearing was closed.

The Board reviewed an Order Levying Taxes reflecting the proposed 2025 tax rate of $1.35 per $100 of assessed valuation.

After review and discussion, Director Mather moved to: (1) adopt the Order Levying Taxes reflecting a 2025 tax rate of $1.35 per $100 of assessed valuation, with $0.50 allocated for water, sanitary sewer, and drainage debt service, $0.12 allocated for road debt service, and $0.73 allocated for operations and maintenance; and (2) direct that the Order be filed appropriately and retained in the District's official records. Director Lashbrook seconded the motion, which passed unanimously.

REPORT ON DEVELOPMENT IN THE DISTRICT

Mr. 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.

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 September 16, 2025, through October 14, 2025, a copy of which is attached to the report.

Ms. Lupher presented a proposal in the amount of $8,400.00, submitted by SWS, for mowing and maintenance of an additional extreme event swale. A copy of the proposal is attached to the report.

Ms. Lupher discussed debris located on the Blue Stem Manor overflow swale, stating that homeowners are using the overflow swale to store landscaping products. The Board considered authorizing ABHR to transmit a letter to the homeowners regarding the unauthorized usage.

Ms. Lupher discussed language for unauthorized motor vehicles and illegal dumping signage to be placed around Lake FG3. She presented a proposal in the amount of $700.00, submitted by SWS, to install two signs around District facilities. A copy of the proposal is attached to the report. The Board considered authorization Director Herzog to coordinate with SWS regarding location of the signs.

Following review and discussion, and based on Ms. Lupher's recommendation, Director Hooper moved to: (1) approve the stormwater management program report; (2) approve the proposal in the amount of $8,400.00, submitted by SWS, for mowing and maintenance of an additional extreme event swale; (3) authorize ABHR to transmit letters to the homeowners at Blue Stem Manor regarding unauthorized usage of the adjacent overflow swale; and (4) approve the proposal in the amount of $700.00, submitted by SWS, to install two signs around District facilities, subject to finalization of

locations by Director Herzog. Director Mather 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 22, water, sanitary sewer, and drainage. He presented and recommended approval of Pay Estimate No. 1 in the amount of $168,108.66, payable to Bay Utilities, LLC ("Bay").

Mr. Banes presented and requested approval of a Facilities Maintenance Agreement with Harris County for Dunham Pointe, Section 25.

The Board considered acceptance of a Special Warranty Deed from Dunham Pointe for conveyance of certain landscape reserves in Sections 15 and 16 to the District.

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

(1) approve the engineer's report;

(2) approve Pay Estimate No. 1 in the amount of $168,108.66, payable to Bay, for Dunham Pointe, Section 22, water, sanitary sewer, and drainage;

(3) approve the Facilities Maintenance Agreement with Harris County for Dunham Pointe, Section 25; and

(4) accept the Special Warranty Deed from Dunham Pointe for the conveyance of certain landscape reserves in Sections 15 and 16.

Director Lashbrook 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 November 18, 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)

HARRIS COUNTY IMPROVEMENT DISTRICT NO. 14
HARRIS COUNTY, TEXAS

Secretary, Board of Directors

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