MINUTES
HARRIS COUNTY IMPROVEMENT DISTRICT NO. 14

September 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 September, 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: Ryan Ackley and Mike Pate, residents of the District; Chase Eastland 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. Ackley requested information regarding the installation of benches and trash receptacles. Mr. Pierce stated that it is a homeowners association matter. Mr. Ackley requested information regarding street signs in section 9 at the intersection of Martindale and Canterra Pointe. Mr. Banes stated that Harris County (the "County") would be responsible for maintenance of the roads after acceptance. Mr. Ackley requested information on the County's acceptance of Mason Road. Mr. Banes reported that BGE is working on addressing County comments for final acceptance. Mr. Ackley requested information regarding the conceptual park plan and Mueschke Road intersection. Mr. Banes stated the items will be discussed during the engineering report. Mr. Ackley reported that Arroyo Drive overflow swale is holding water. Ms. Lupher stated the item will be discussed during her report.

Mr. Pate requested a copy of updated map to be sent to Director Herzog and distributed to residents. Mr. Pierce stated that an updated map will be circulated to be posted to the District website.

MINUTES

The Board considered approving the minutes of the August 19, 2025, regular meeting. After review and discussion, Director Mather 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 2025, UNLIMITED TAX BONDS AND SERIES 2025A, UNLIMITED TAX RECREATIONAL BONDS

Mr. Thompson updated the Board on bond application no. 4, currently pending with the Texas Commission on Environmental Quality's review team. The Board concurred to defer the agenda item until the October meeting.

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 Lashbrook moved to approve the bookkeeper's report and payment of the bills. Director Hooper seconded the motion, which passed unanimously.

ANNUAL REPORT TO BOND REVIEW BOARD

Mr. Thompson presented a memorandum regarding the required submission of an annual report to the Bond Review Board containing certain information about the District's voter-approved but unissued bonds, a copy of which is attached, and stated that ABHR will work with the District's consultants to prepare and submit the annual report by the September 30th deadline.

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 99.78% of the District's 2024 taxes have been collected, as of August 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 Mather moved to approve the tax assessor/collector's report and payment of the tax bills listed in the report. Director Lashbrook seconded the motion, which passed unanimously.

2025 TAX RATE

Ms. Eastland reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2025 water, sewer, drainage, and road debt service tax rate of $0.62 per $100 of assessed valuation. A copy of the debt service tax rate analysis is attached. The Board then discussed the District's operation and maintenance tax rate and Ms. Eastland recommended the District levy a 2025 operations and maintenance tax rate of $0.73 per $100 of assessed valuation, for a total tax rate of $1.35 per $100 of assessed valuation. Mr. Thompson discussed the two-step process for setting the District's tax rate. The Board inquired as to the sufficiency of the operations and maintenance tax to enable the District to refrain from the need for operational advances from Dunham Pointe. Ms. Eastland confirmed that the proposed tax rate and collections are intended to accomplish this goal.

Following review and discussion, Director Hooper moved to: (1) set the public hearing date for October 21, 2025; and (2) authorize the tax assessor/collector to publish notice in the *Houston Business Journal* of the District's meeting on October 21, 2025, to set the proposed 2025 total tax rate of $1.35 per $100 of assessed valuation, with $0.62 allocated for debt service on water, sewer, drainage, and road bonds and $0.73 allocated for operations and maintenance. 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 96%.

Mr. Pate expressed concerns regarding the timing and verbiage of delinquent letters sent to residents, and discussion ensued.

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 Lashbrook seconded the motion, which passed unanimously.

STORM WATER POLLUTION PREVENTION REPORT AND RELATED TASK ORDERS AND PROPOSALS

Ms. Lupher reviewed a stormwater management program report, a copy of which is attached. She then reviewed builder audit program results from August 19, 2025, through September 9, 2025, a copy of which is attached to the report.

Ms. Lupher updated the Board on drainage issues with the overflow swale located on Arroyo Grande and discussed potential solutions. Following discussion, the Board directed BGE and SWS to coordinate and to bring a proposal to the October meeting.

Ms. Lupher discussed language for unauthorized motor vehicles and illegal dumping signage to be placed around Lake FG3. The Board directed SWS to bring proposed locations and revised verbiage to the October meeting.

Following review and discussion, and based on Ms. Lupher's recommendation, Director Lashbrook moved to approve the stormwater management program report. 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 reported on bids received for Dunham Pointe, Section 18, water, sanitary sewer, and drainage. He recommended award of the contract to the lowest bidder, Unitas Construction, Inc. ("Unitas") for the contract amount of $972,025.00. 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.

Mr. Banes updated the Board on Detention Pond AB Regrading and Outfall to Cypress Creek. He presented and recommended approval of Pay Estimate No. 12 in the amount of $63,464.31, payable to DC Contracting Services, LLC ("DC").

Mr. Banes updated the Board on Dunham Pointe, Section 13, water, sanitary sewer, and drainage. He presented and recommended approval of Pay Estimate No. 4 and Final in the amount of $57,623.83, payable to Texas KB Utilities, LLC ("Texas KB").

Mr. Banes updated the Board on Dunham Pointe, Section 13, paving. He presented and recommended approval of Pay Estimate No. 5 and Final in the amount of $30,785.50, payable to Unitas.

Mr. Banes updated the Board on Dunham Pointe, Section 15, paving. He presented and recommended approval of Pay Estimate No. 2 in the amount of $41,075.33, payable to Unitas.

Mr. Banes updated the Board on Dunham Pointe, Section 17, water, sanitary sewer, and drainage. He presented and recommended approval of Pay Estimate No. 3 and Final in the amount of $45,099.58, payable to Texas KB.

Mr. Banes updated the Board on Dunham Pointe, Section 19, water, sanitary sewer, and drainage. He presented and recommended approval of Pay Estimate No. 3 in the amount of $122,587.45, payable to Unitas.

Mr. Banes updated the Board on Dunham Pointe, Section 19, paving. He presented and recommended approval of Pay Estimate No. 2 in the amount of $510,904.48, payable to Unitas. Mr. Banes then presented and recommended approval of Change Order No. 1 in the amount of $24,161.36, for an increase to the contract with Unitas, for removal and replacement of existing landscaping and irrigation to facilitate construction of the left turn lane in Mason Road. Following review and discussion, and based on the engineer's recommendation, the Board determined that Change Order No. 1 is beneficial to the District.

Mr. Banes updated the Board on the status of bond application no. 4 for water, sewer, and drainage facilities and park bond application no. 1.

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, water, sanitary sewer, and drainage to Unitas, in the amount of $972,025.00, subject to receipt of the payment and performance bonds, and the certificate(s) of insurance and endorsements, if any, provided by the contractor;

(3) approve Pay Estimate No. 12 in the amount of $63,464.31, payable to DC for Detention Pond AB Regrading and Outfall to Cypress Creek;

(4) approve Pay Estimate No. 4 and Final in the amount of $57,623.83, payable to Texas KB for Dunham Pointe, Section 13, water, sanitary sewer, and drainage;

(5) approve Pay Estimate No. 5 and Final in the amount of $30,785.50, payable to Unitas for Dunham Pointe, Section 13 paving;

(6) approve Pay Estimate No. 2 in the amount of $41,075.33, payable to Unitas for Dunham Pointe, Section 15 paving;

(7) approve Pay Estimate No. 3 and Final in the amount of $45,099.58, payable to Texas KB for Dunham Pointe, Section 17, water, sanitary sewer, and drainage;

(8) approve Pay Estimate No. 3 in the amount of $122,587.45, payable to Units, for Dunham Pointe, Section 19, water, sanitary sewer, and drainage;

(9) approve Pay Estimate No. 2 in the amount of $510,904.48, payable to Unitas, for Dunham Pointe, Section 19 paving; and

(10) approve Change Order No. 1 to increase the contract amount by $24,161.36, payable to Unitas for removal and replacement of existing landscaping and irrigation to facilitate construction of the left turn lane in Mason Road, for Dunham Pointe, Section 19 paving.

Director Mather seconded the motion, which passed unanimously.

ANNEXATION MATTERS

Messrs. Thompson and Banes provided an update on annexation matters.

REGIONAL FACILITES UPDATE

The Board received an update on regional facilities shared with HCID 13.

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 October 21, 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

Carol Mather
Secretary, Board of Directors

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