MINUTES
HARRIS COUNTY IMPROVEMENT DISTRICT NO. 14

August 19, 2025

The Board of Directors of Harris County Improvement District No. 14 (the "Board") met in regular session, open to the public, on the 19th day of August, 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: Myra Alderete, a member of the public; Greg Meyer, Janet De Vos, and Brad Fellows, residents of the District; Debbie Shelton of Masterson Advisors LLC; 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. Meyer requested information regarding the installation of benches and cleaning of the area. Mr. Pierce stated that the benches have not been delivered. Mr. Meyer requested information regarding the landscaping of entrances at Jack Road. Mr. Pierce stated that EarthCare is responsible for maintenance of the area. Mr. Meyer discussed concerns regarding the northeast corner of section 1 near the pond. He stated that the area had been used as a concrete washout, and as a result, the grass is not growing. Mr. Pierce stated that EarthCare is responsible for maintenance of the area.

Ms. Alderete requested information regarding disconnection fees and the District Rate Order. The Board provided a copy of the current Rate Order. Ms. Alderete then requested a refund for a bill that was generated after the property was sold. The Board concurred to further discuss the request under the operations matter.

Ms. De Vos introduced herself to the Board as a resident of the District.

MINUTES

The Board considered approving the minutes of the July 15, 2025, regular meeting. After review and discussion, Director Hooper moved to approve the minutes, as presented. Director Lashbrook seconded the motion, which passed unanimously.

APPROVE SWORN STATEMENTS AND OATHS OF OFFICE FOR DIRECTORS, REORGANIZE THE BOARD, AND AUTHORIZE EXECUTION OF THE DISTRICT REGISTRATION FORM

Mr. Thompson reported the Texas Commission on Environmental Quality ("TCEQ") issued the Order Appointing Directors of Harris County Improvement District No. 14, which reappoints Directors Herzog and Lashbrook for a four-year term expiring June 1, 2029.

The Board reviewed and considered approving the Sworn Statements and Oaths of Office of Directors Herzog and Lashbrook in connection with their reappointment to the Board.

The Board deliberated reorganizing the Board of Directors and concurred to make no changes to the Board positions.

The Board considered authorizing the filing of an updated District Registration Form with the TCEQ reflecting the reappointment of Directors Herzog and Lashbrook.

Following review and discussion, Director Mather moved to: (1) accept the Sworn Statements and Oaths of Office of Directors Herzog and Lashbrook, and direct that the Oaths of Office be filed with the Texas Secretary of State, as required, and direct that the documents be filed appropriately and retained in the District's official records; and (2) authorize filing of the updated District Registration Form with the TCEQ and direct that the updated District Registration Form be filed appropriately and retained in the District's official records. Director Hooper seconded the motion, which passed by unanimous vote.

GARBAGE AND RECYCLING MATTERS

There was no discussion on this agenda item.

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 considered amending the budget for fiscal year end November 30, 2025, and discussion ensued.

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) amend the budget for fiscal year end November 30, 2025, as discussed. 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 99.65% of the District's 2024 taxes have been collected, as of July 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 Hooper 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

There was no discussion on this agenda item.

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 stated that he will coordinate with Inframark's customer service team regarding Ms. Alderete's request for a refund for usage after the disconnection date associated with 14106 Lollypine Pointe.

Mr. Thelen reviewed the operations report, a copy of which is attached. He stated that water accountability for the previous billing cycle was 98%.

Mr. Thelen presented and reviewed documents with Paymentech, LLC, for billing and processing of customer payments.

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) authorize Inframark to issue a refund for usage after the disconnection date associated with 14106 Lollypine Pointe; (3) approve the merchant services processing documents with Paymentech, LLC, and if necessary, terminate any existing operator payment processing agreement; and (4) 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 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 July 15, 2025, through August 12, 2025, a copy of which is attached to the report.

After review and discussion, and based on Ms. Lupher's recommendation, Director Mather moved to approve the stormwater management program report. Director Lashbrook seconded the motion, which passed unanimously.

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 reported on bids received for Dunham Pointe, Section 22, paving. She recommended award of the contract to the lowest bidder, Unitas Construction, Inc. ("Unitas") for the contract amount of $877,007.00. 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.

Ms. Galati updated the Board on Dunham Pointe, Section 15 paving. She presented and recommended approval of Pay Estimate No. 1 in the amount of $575,196.03, payable to Unitas.

Ms. Galati updated the Board on Dunham Pointe, Section 16, water, sanitary sewer, and drainage. She presented and recommended approval of Pay Estimate No. 3 in the amount of $53,152.50, payable to Unitas.

Ms. Galati updated the Board on Dunham Pointe, Section 16, paving. She presented and recommended approval of Pay Estimate No. 2 in the amount of $284,663.14, payable to Unitas.

Ms. Galati updated the Board on Dunham Pointe, Section 17, paving. She presented and recommended approval of Pay Estimate No. 4 and Final in the amount of $35,168.77, payable to Unitas.

Ms. Galati updated the Board on Dunham Pointe, Section 19, paving. She presented and recommended approval of Pay Estimate No. 1 in the amount of $378,017.55, payable to Unitas.

The Board considered abandoning one 5.468 acre drainage easement in Dunham Pointe, Section 18.

Ms. Galati updated the Board on the status of bond application no. 4 for water, sewer, and drainage facilities, in the amount of $10,000,000.

Mr. Banes provided an update on the conceptual park plan and reviewed a summary of costs for park bond application no. 1, a copy of which is attached to the engineer's report.

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 22 paving to Unitas, in the amount of $877,007.00, 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. 1 in the amount of $575,196.03, payable to Unitas for Dunham Pointe, Section 15 paving;

(4) approve Pay Estimate No. 3 in the amount of $53,152.50, payable to Unitas for Dunham Pointe, Section 16, water, sanitary sewer, and drainage;

(5) approve Pay Estimate No. 2 in the amount of $284,663.14, payable to Unitas for Dunham Pointe, Section 16 paving;

(6) approve Pay Estimate No. 4 and Final in the amount of $35,168.77, payable to Unitas for Dunham Pointe, Section 17 paving;

(7) approve Pay Estimate No. 1 in the amount of $378,017.55, payable to Unitas for Dunham Pointe, Section 19 paving;

(8) approve the abandonment of one 5.468 acre drainage easement in Dunham Pointe, Section 18; and

(9) approve the summary of costs for park bond application no. 1.

Director Mather seconded the motion, which passed unanimously.

ANNEXATION MATTERS

Mr. Thompson reported that on March 3, 2021, the City of Houston (the "City") consented to the District's annexation of 250.561-acres into the District. The Board reviewed the applicable Order Adding Land, which annexes 90.874-acres, into the District. The Board then reviewed an Amendment to Information Form, which reflects the new total District acreage of 765.4517-acres, following annexation. Mr. Thompson noted the Amendment to Information Form will be filed with Harris County and the Texas Commission on Environmental Quality.

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 83.16-acres of the annexation tract owned by Dunham Pointe. Mr. Thompson noted that the remainder of the 90.874-acres is owned by HCID 13.

After review and discussion, Director Hooper moved to take the following actions and direct that the documents be filed appropriately and retained in the District's official Records: (1) adopt the Order Adding Land to annex 90.874-acres into the District; (2) authorize execution and filing of the Amendment to Information Form; and (3) accept the Waiver of Special Appraisal from Dunham Pointe upon execution. Director Lashbrook seconded the motion, which passed unanimously.

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.

ADOPT AMENDED RESOLUTION ESTABLISHING ADDRESSES AND METHODS FOR TEXAS PUBLIC INFORMATION ACT REQUESTS

The Board considered adopting an Amended Resolution Establishing Addresses and Methods for Texas Public Information Act Requests, which updates the District's contact information for receiving public information act requests. After review and discussion, Director Lashbrook moved to adopt the Amended Resolution Establishing Addresses and Methods for Texas Public Information Act Requests and direct that the Resolution be filed appropriately and retained in the District's official records. Director Mather seconded the motion, which passed by unanimous vote.

MEETING SCHEDULE

The Board concurred to schedule the next meeting for September 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.

Carol Mather
Secretary, Board of Directors

(SEAL)



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