MINUTES
HARRIS COUNTY IMPROVEMENT DISTRICT NO. 14

July 15, 2025

The Board of Directors of Harris County Improvement District No. 14 (the "Board") met in regular session, open to the public, on the 15th day of July, 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; Eric Badertscher of Off Cinco; Debbie Shelton of Masterson Advisors LLC; Stephen Pierce of Dunham Pointe Development, LLC ("Dunham Pointe"); Sarah Valladares and Melanie Burgess of Storm Water Solutions, LLC ("SWS"); Fren-Mark Banes and Chris Patterson of BGE, Inc. ("BGE"); Kayla Crigger and Rahi Patel 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 rules and regulations for the expansion of throughfares, and Mr. Thompson and Mr. Banes provided the information.

MINUTES

The Board considered approving the minutes of the June 17, 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.

RENEWAL OF DISTRICT'S INSURANCE POLICIES

The Board reviewed a proposal from McDonald & Wessendorff Insurance for renewal of the District's insurance policies. After review and discussion, Director Mather moved to approve the renewal proposal, and direct that the proposal be filed appropriately and retained in the District's official records. 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.

The Board discussed the AWBD summer conference and considered authorizing attendance at the winter conference.

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 reimbursement of all eligible expenses for Directors who attended the summer conference, which the District's bookkeeper confirmed are in compliance with the District's Travel Reimbursement Guidelines, and to authorize attendance of any interested Directors at the winter conference. Director Lashbrook 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 99.45% of the District's 2024 taxes have been collected, as of June 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 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.

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").

ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2025 TAX YEAR

The Board considered the District's development status for the 2025 tax year for the purposes of determining the District's rollback tax rate. Mr. Thompson discussed

the "truth-in-taxation" property tax calculations and tax levy process for water districts and stated that Chapter 49 of the Texas Water Code establishes three main categories for water districts, based on a district's development status and/or tax rate. He reviewed the definitions for each of the three categories and said the Board must annually determine the District's category for that tax year and follow the associated notice and levy provisions in the Texas Water Code.

Discussion ensued regarding the District's development status. After fully considering relevant data, information, and statutory definitions, and based on the engineer's determination that the District has not constructed and financed 95% of the District's facilities, the Board determined that the District is a "developing" district for the 2025 tax year.

After review and discussion, Director Lashbrook moved to adopt a Resolution Regarding Development Status for 2025 Tax Year establishing the District as a "developing" district for the 2025 tax year, pursuant to Section 49.23603, Texas Water Code, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Mather seconded the motion, which passed unanimously.

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 98%.

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 Hooper 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 AND RELATED TASK ORDERS AND PROPOSALS

Ms. Valladares reviewed a stormwater management program report, a copy of which is attached. She then reviewed builder audit program results from June 13, 2025, through July 8, 2025, a copy of which is attached to the report.

Ms. Valladares reviewed a proposal in the amount of $6,020.00, submitted by SWS, to sod and hydro mulch the overflow swales. A copy of the proposal is attached to the report.

Ms. Valladares then reviewed a proposal in the amount of $18,650.00, submitted by SWS, for additional mowing at HCID 13 facilities. Mr. Thompson stated that HCID 13 approved the proposal, as they are the landowner, and that for budgeting purposes, this would be considered joint regional facilities. A copy of the proposal is attached to the report.

After review and discussion, and based on Ms. Valladares' recommendation, Director Mather moved to approve: (1) the stormwater management program report; (2) the proposal in the amount of $6,020.00, submitted by SWS, to sod and hydro mulch the overflow swales; and (3) approve the proposal in the amount of $18,650.00, submitted by SWS, for additional mowing at HCID 13 facilities. Director Lashbrook seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Patterson discussed the conceptual District park plan.

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 25, water, sanitary sewer, and drainage; and (ii) Dunham Pointe, Section 25 paving.

Mr. Banes reported on bids received for Dunham Pointe, Section 22, water, sanitary sewer, and drainage. He recommended award of the contract to the lowest bidder, Bay Utilities, LLC ("Bay") for the contract amount of $1,099,548.20. The Board concurred that, in its judgment, Bay 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 Change Order No. 2 in

the amount of $64,759.50, for an increase to the contract with DC Contracting Services, LLC ("DC"), for additional items to promote drainage and prevent erosion. Following review and discussion, and based on the engineer's recommendation, the Board determined that Change Order No. 2 is beneficial to the District.

Mr. Banes updated the Board on Dunham Pointe, Section 16 paving. He presented and recommended approval of Pay Estimate No. 1 in the amount of $380,464.83, payable to Unitas Construction, Inc. ("Unitas").

Mr. Banes updated the Board on Dunham Pointe, Section 19, water, sanitary sewer, and drainage. He presented and recommended approval of Pay Estimate No. 2 in the amount of $1,196,036.37, payable to Unitas.

Mr. Banes then requested the Board's approval and acceptance of an easement for certain utilities necessary for CenterPoint Energy Houston Electric, LLC for Dunham Pointe Section 14.

Mr. Banes 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 requested Board authorization for BGE to prepare the park bond application.

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 25, water, sanitary sewer, and drainage; and (ii) Dunham Pointe, Section 25 paving;

(3) award the contract for Dunham Pointe, Section 22 water, sanitary sewer, and drainage to Bay, in the amount of $1,099,548.20, subject to receipt of the payment and performance bonds, and the certificate(s) of insurance and endorsements, if any, provided by the contractor;

(4) approve Change Order No. 2 to increase the contract amount by $64,759.50, payable to DC for Detention Pond AB Regrading and Outfall to Cypress Creek;

(5) approve Pay Estimate No. 1 in the amount of $380,464.83, payable to Unitas for Dunham Pointe, Section 16 paving;

(6) approve Pay Estimate No. 2 in the amount of $1,196,036.37, payable to Unitas for Dunham Pointe, Section 19, water, sanitary sewer, and drainage;

(7) accept and authorize execution of the easement for certain utilities; and

(8) authorize BGE to prepare the park bond application.

Director Hooper seconded the motion, which passed unanimously.

ANNEXATION MATTERS

Mr. Thompson provided an update on District annexation matters.

REGIONAL FACILITES UPDATE

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

WEBSITE MATTERS

The Board reviewed the pending District website and discussed revisions.

Mr. Badertscher reviewed a proposal in the amount of $150.00 per month, submitted by Off Cinco, for Director email addresses. A copy of the proposal is attached.

After review and discussion, the Board concurred to approve the District website, as discussed. The Board did not take action on the proposal in the amount of $150.00 per month for Director email addresses.

DISTRICT SECURITY MATTERS

There was no discussion on this agenda item.

REPORT REGARDING LEGISLATIVE MATTERS

The Board reviewed the 2025 ABHR Capitol Report of the 89th Regular Session summarizing significant legislation applicable to municipal utility districts and improvement districts.

MEETING SCHEDULE

The Board concurred to schedule the next meeting for August 19, 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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