

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 319

March 19, 2026

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 319 (the "District") met in regular session, open to the public, on the 19th day of March 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Mark Janik	President
Justin Smith	Vice President
Lynn Kurtz	Secretary
Ruth Palmer Keeland	Assistant Secretary
Pam Brownshadel	Assistant Vice President

and all of the above were present, except Director Keeland, thus constituting a quorum.

Also attending the meeting were: Amy Jove, Tommy Kubeskie, and Lisa Carlyle, residents of the District; Justin Waggoner of Touchstone District Services ("Touchstone"); Eric Scott of Storm Water Solutions, LLC ("Storm Water"); Rhonda Gideon of Assessments of the Southwest Inc. ("ASW"); Ethan Johnson of Regional Water Corporation ("Regional"); Taylor Watson of Municipal Accounts and Consulting, L.P. ("MAC"); Juan Perez of GFT Inc. ("GFT"); Steve Sellers and Carlos Castrejon of Precedent Land Company ("Precedent"); and Adisa Harrington and Kia Fields of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENT

There were no comments from the public.

APPROVE MINUTES

The Board reviewed the minutes of the February 19, 2026, regular meeting. Director Kurtz moved that the minutes be approved, as presented. The motion was seconded by Director Brownshadel and carried by unanimous vote.

DIRECTOR MATTERS

The Board considered accepting Director Keeland's resignation from the Board and appointing Amy Jove. The Board considered approving the Sworn Statement, Oath

of Office, and Official Bond of Amy Jove for appointment to the Board.

The Board considered reorganizing the offices of the Board and authorizing filing of an updated District Registration Form with the Texas Commission on Environmental Quality ("TCEQ") reflecting the appointment of Amy Jove to the Board. Following discussion, the Board concurred to fill the vacancy on the Board with the remaining Directors retaining their current director positions.

Ms. Harrington reviewed a memorandum from ABHR regarding the Texas Open Meetings Act and Texas Public Information Act training requirements, a copy of which is attached. She stated that each elected public official is required to complete courses of training regarding responsibilities of the governmental body and its members under the Texas Open Meetings Act, Chapter 551, Texas Local Government Code and the Texas Public Information Act. Ms. Harrington requested that Ms. Jove complete the required Texas Open Meetings Act training and Texas Public Information Act training and forward his certificates of completion to ABHR for the District's records.

Ms. Harrington reviewed a Memorandum from ABHR regarding conflict of interest disclosure required under Chapter 176 of the Texas Local Government Code and disclosure forms adopted by the Texas Ethics Commission, a copy of which is attached. She also reviewed the List of Local Government Officers required under Chapter 176 of the Texas Local Government Code.

Following discussion, Director Smith moved to: (1) accept Director Keeland's resignation from the Board, and appoint Amy Jove; (2) accept the Sworn Statement, Oath of Office, and Official Bond of Amy Jove and direct that these documents be filed appropriately and retained in the District's official records; (3) reorganize the Board, as discussed, and authorize execution and filing of an updated District Registration Form; and (4) approve and authorize execution of the list of Local Government Officers and direct that the list be filed appropriately and retained in the District's official records. Director Janik seconded the motion, which passed by unanimous vote.

2026 DIRECTORS ELECTION

Ms. Harrington discussed procedures related to the 2026 Directors Election. She presented a Certificate Declaring Unopposed Status of Candidates for Election to the Board of Directors executed by the Board Secretary stating that the District received two candidate applications for the two director positions for the May 2, 2026, Directors Election.

Ms. Harrington presented an Order Cancelling Election and Declaring Unopposed Candidates Elected to Office stating that the May 2, 2026, Directors Election is cancelled and that the unopposed candidates, Justin Smith and Amy Jove, are declared elected to

office to serve from the May 2, 2026, election until the May 4, 2030, Directors Election.

Following review and discussion, Director Kurtz moved to: (1) accept the Certificate Declaring Unopposed Status of Candidates for Election to the Board of Directors; and (2) adopt the Order Cancelling Election and Declaring Unopposed Candidates Elected to Office. The motion was seconded by Director Jove and passed unanimously.

SECURITY SERVICES, INCLUDING DISCUSS COVERAGE IN THE DISTRICT

The Board discussed security matters in the District. A copy of the February report on security services is attached.

BOOKKEEPER'S REPORT

Mr. Watson presented the bookkeeper's report, including an actual-to-budget comparison and cash flow forecast, submitted the bills for the Board's review, and addressed questions from the Board. Upon a motion made by Director Jove and seconded by Director Brownshadel, the motion to approve the bookkeeper's report and the checks presented for payment passed unanimously. A copy of the bookkeeper's report is attached.

TAX REPORT

Ms. Gideon presented the tax report for February, including the checks presented for payment. A copy of the tax assessor/collector's report is attached. After review and discussion, Director Kurtz moved to approve the tax report and payment of the tax bills. The motion was seconded by Director Smith and passed unanimously.

OPERATION OF DISTRICT FACILITIES, BILLINGS, REPAIRS, AND MAINTENANCE

Mr. Johnson presented an operator's report, a copy of which is attached, and updated the Board on the status of operations.

Mr. Johnson recommended that the District write off two delinquent water and sewer service accounts in the amount of \$482.18 and send them to a collection agency.

Mr. Johnson stated that the District's Identity Theft Prevention Program (the "Program") requires Regional to provide an annual written report evaluating the effectiveness of the Program, significant instances of identity theft detection, and any recommendations regarding changes to the Program. Mr. Johnson stated that there were no recommended changes to the District's Identity Theft Prevention Plan, that no instances of identity theft were reported in the last year, and that a copy of the annual report is attached to the operator's report.

Director Janik left and rejoined the meeting.

Mr. Johnson presented and reviewed a proposal to replace a controller at lift station no. 1 in the amount of \$8,500.00.

The Board discussed options to convert generator fuel from natural gas to diesel.

Mr. Johnson presented a list of delinquent customers and reported the residents on the termination list were delinquent in payment of their water and sewer bills or taxes 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 of Directors to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment.

Following further review and discussion, Director Smith moved to: (1) approve the operator's report; (2) authorize Regional to write off two delinquent accounts in the amount of \$482.18 and send them to a collection agency; (3) approve the proposal to replace a controller at lift station no. 1 in the amount of \$8,500.00; and (4) authorize termination of delinquent accounts in accordance with the District's Rate Order. The motion was seconded by Director Kurtz and passed by unanimous vote. The Board concurred to have Regional evaluate the condition of the generators over time and report back to the Board with recommendations to convert from natural gas to diesel fuel.

CRITICAL LOAD SPREADSHEET FOR DISTRICT'S FACILITIES AND AUTHORIZE ANNUAL FILING

The Board reviewed the District's critical load spreadsheet, which had been previously provided to the District's operator, engineer, and bookkeeper for review. Ms. Harrington noted that the critical load information on the District's facilities is required to be reviewed at least annually and provided to certain entities, which include the District's electricity provider, the Public Utility Commission, and other governmental entities. After review and discussion, Director Janik moved to approve the critical load spreadsheet and authorize providing it to the appropriate entities. Director Brownshadel seconded the motion, which carried unanimously.

EMERGENCY PREPAREDNESS PLAN AND AUTHORIZE FILING OF UPDATES

Ms. Harrington discussed the District's Emergency Preparedness Plan (the "EPP") and requirements to file any updates with the TCEQ. She stated the District is required to update the personnel and contact information listed in the EPP and submit the updated pages to the TCEQ and other required entities. Following review and discussion, Director Kurtz moved to authorize Regional to update the necessary personnel and contact information in the EPP and submit the updated pages to all required entities. Director Jove seconded the motion, which passed unanimously.

CONDUCT ANNUAL REVIEW OF DROUGHT CONTINGENCY PLAN

Ms. Harrington reported that the District is required to review the District's Drought Contingency Plan annually and confirmed that no changes need to be made at this time.

APPROVE AND AUTHORIZE OPERATOR TO FILE WATER LOSS AUDIT

The Board considered approving and authorizing Regional to file the District's water loss audit. After review and discussion, Director Smith moved to approve and authorize filing of the water loss audit. Director Janik seconded the motion, which passed unanimously.

WEBSITE COMMUNICATIONS MATTERS

Mr. Waggoner presented and reviewed a monthly communications report, a copy of which is attached. He reported Touchstone sent out the alert to residents regarding the website going live, as requested. The Board discussed Touchstone getting an updated list of residents from the District's operator. Following review and discussion, the Board concurred for Touchstone to get an updated list of residents on a quarterly basis.

ENGINEER'S REPORT

Mr. Perez presented the attached engineer's report and reviewed the items requiring Board action. A copy of the engineer's report is attached.

Mr. Perez presented and reviewed a proposal for GFT to prepare an Alternative Capacity Report to collect data from the water plants required by the TCEQ in the amount of \$30,839.48.

The Board discussed revising the fencing at water plant no. 2 and installing cameras at the list stations.

After review and discussion, Director Kurtz moved to: (1) approve the engineer's report; and (2) approve the proposal to prepare an Alternative Capacity Report in the amount of \$30,839.48. Director Jove seconded the motion, which carried by unanimous vote. The Board concurred for Regional to obtain proposals to install a wood fence at water plant no. 2 and cameras at the lift stations.

LANDSCAPING REPORT

There was no discussion regarding this matter.

REPORT FROM STORM WATER SOLUTIONS ON MAINTENANCE IN THE DISTRICT

Mr. Scott reviewed a storm water facilities management report, a copy of which is attached.

DEVELOPER REPORTS

Mr. Castrejon updated the Board regarding development in the District.

BOOKKEEPER'S REPORT (CONTINUED)

Mr. Watson updated the Board regarding efforts for MAC to diversify the District's funds and requested adding an item to the agenda for the Board's consideration at the next meeting.

REPORT FROM STORM WATER SOLUTIONS ON MAINTENANCE IN THE DISTRICT (CONTINUED)

The Board further discussed the maintenance and repairs of detention ponds in the District, including the responsible parties, and following discussion, concurred for ABHR to review the District's maintenance agreement with the homeowner association and report back to the Board.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.



Secretary, Board of Directors

(SEAL)



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