

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 319

February 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 February 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, a resident of the District; Justin Waggoner of Touchstone District Services ("Touchstone"); Mitchell Neupert of Robert W. Baird & Co. Incorporated ("Baird"); Eric Scott of Storm Water Solutions, LLC ("Storm Water"); Rhonda Gideon of Assessments of the Southwest Inc. ("ASW"); Jennifer Rowe-Baker and Ethan Johnson of Regional Water Corporation ("Regional"); Taylor Watson of Municipal Accounts and Consulting, L.P. ("Municipal"); Juan Perez of Gannett Fleming, Inc. ("GF"), and Kelly Hanen 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 January 15, 2026, regular meeting. Director Kurtz moved that the minutes be approved, as presented. The motion was seconded by Director Janik and carried by unanimous vote.

SECURITY SERVICES, INCLUDING DISCUSS COVERAGE IN THE DISTRICT

The Board discussed security matters in the District. A copy of the January 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.

Director Smith joined the meeting.

Upon a motion made by Director Kurtz 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.

ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") WINTER CONFERENCE, REIMBURSEMENT OF ELIGIBLE EXPENSES, AND ATTENDANCE AT SUMMER CONFERENCE

The Board discussed the recent AWBD winter conference and considered authorizing attendance at the upcoming summer conference. Following discussion, Director Kurtz moved to approve the reimbursement of eligible expenses for directors who attended the winter conference, which the bookkeeper confirmed were submitted in accordance with the District's Travel Reimbursement Guidelines, and authorize attendance of any interested directors at the summer conference. Director Smith seconded the motion, which passed unanimously.

TAX REPORT

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

ADOPT RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

Mr. Neupert distributed and reviewed an analysis of exemption options for residents who are disabled or sixty-five years of age or older, a copy of which is attached. Discussion ensued. The Board then reviewed a proposed Resolution Concerning Exemptions from Taxation (the "Resolution"). Following discussion, Director Kurtz moved to adopt the Resolution providing for the exemption from ad valorem taxation of \$15,000 of the appraised value of residence homesteads of individuals who are disabled or are sixty-five years of age or older, but rejecting the general homestead exemption. Director Janik seconded the motion, which carried unanimously.

ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2026 TAX YEAR

Ms. Hanen 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. She 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, the Board determined that the District is a Developing District for the 2026 tax year.

After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a Developing District for the 2026 tax year. Following review and discussion, Director Kurtz moved to adopt a Resolution Regarding Development Status for 2026 Tax Year establishing the District as a Developing district for the 2026 tax year, pursuant to Section 49.23603, Texas Water Code. Director Janik seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES, BILLINGS, REPAIRS, AND MAINTENANCE

Ms. Rowe-Baker presented an operator’s report, a copy of which is attached, and updated the Board on the status of operations.

Ms. Rowe-Baker recommended that the District write off four delinquent water and sewer service accounts in the amount of \$648.88 and send them to a collection agency.

Ms. Rowe-Baker presented and reviewed a proposed Agreed Order that was received to resolve an enforcement action by the Texas Commission on Environmental Quality against the District.

Ms. Rowe-Baker 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 \$648.88 and send them to a collection agency; (3) approve the proposed Agreed Order; and (4) authorize termination of delinquent accounts in accordance with the District’s Rate Order. The motion was seconded by Director Janik and passed by unanimous vote.

WEBSITE COMMUNICATIONS MATTERS

Mr. Waggoner reported the District's website is active, noting he plans to have analytics at the next board meeting. In response to a request from Director Smith to notify residents of the District's website being live, Mr. Waggoner reported Touchstone would send out an alert to residents.

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 reported Flores Construction submitted invoices for additional work completed for Dellrose Sections 17, 16 and 19 that the City of Houston required for the projects to pass inspection in the total respective amounts of \$10,530.00, \$1,675.00, and \$10,140.00.

After review and discussion, Director Kurtz moved to: (1) approve the engineer's report; and (2) approve the invoices in the respective amounts of \$10,530.00, \$1,675.00, and \$10,140.00 to Flores Construction for additional work completed for Dellrose Sections 17, 16 and 19. Director Smith seconded the motion, which carried by unanimous vote.

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. He presented and reviewed proposals to repair and hydroseed Pond 3 and Pond 4 in the amounts of \$60,200.00 and \$36,000.00 (the "Proposals"). Discussion ensued regarding ongoing maintenance of the area. Following review and discussion, Director Smith moved to: (1) approve the storm water facilities management report; and (2) approve the Proposals. Director Kurtz seconded the motion, which carried unanimously. The Board concurred to consider future maintenance at the next Board meeting.

DEVELOPER REPORTS

Ms. Hanen reviewed the update regarding development in the District provided by Precedent Land Company.

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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