MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 319

June 25, 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 25th day of June 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
Amy Jove	Assistant Secretary
Pam Brownshadel	Assistant Vice President

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

Also attending the meeting were: Eric Scott of Storm Water Solutions, LLC ("Storm Water"); Cameron Brown of Assessments of the Southwest Inc. ("ASW"); Ethan Johnson of Regional Water Corporation ("Regional"); Susana Reyes of Municipal Accounts and Consulting, L.P. ("MAC"); Juan Perez of GFT Infrastructure Inc. ("GFT"); April Weems of TBG Partners ("TBG"); Carlos Castrejon of Precedent Land Company; and Kelly Hanen and Kerri Houck of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENT

Ms. Hanen presented and reviewed correspondence received from LEI Grounds Groomers ("LEI Grounds") inquiring about how the District selects contractors, noting the director of LEI Grounds is a resident of the District. Following discussion, the Board concurred to provide information to LEI Grounds, as requested.

APPROVE MINUTES

The Board reviewed the minutes of the May 21, 2026, regular meeting. Director Kurtz moved that the minutes be approved, as presented. The motion was seconded by Director Smith and passed unanimously.

SECURITY SERVICES, INCLUDING DISCUSS COVERAGE IN THE DISTRICT

The Board discussed security matters in the District. A copy of the May report on security services is attached. Ms. Hanen then presented and reviewed correspondence received from Global Axis Security, requesting to attend a Board meeting to discuss security services. Following review and discussion the Board concurred to obtain a proposal for security services from Global Axis Security.

BOOKKEEPER'S REPORT

Ms. Reyes presented the bookkeeper's report, including an actual-to-budget comparison and cash flow forecast, and submitted the bills for the Board's review. Upon a motion made by Director Kurtz and seconded by Director Janik, 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 SUMMER CONFERENCE, REIMBURSEMENT OF ELIGIBLE EXPENSES, AND AUTHORIZE ATTENDANCE AT WINTER CONFERENCE

The Board discussed the recent Association of Water Board Directors summer conference and considered authorizing attendance at the upcoming winter conference. Following discussion, Director Kurtz moved to approve the reimbursement of eligible expenses for directors who attended the summer 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 winter conference. Director Smith seconded the motion, which carried unanimously.

AUTHORIZE DELINQUENT TAX ATTORNEY TO PROCEED WITH COLLECTION OF DELINQUENT TAXES

The Board considered authorizing the District's delinquent tax attorney, Perdue, Brandon, Fielder, Collins & Mott, LLP ("Perdue Brandon"), to proceed with the collection of the 2025 delinquent taxes. After discussion, Director Brownshadel moved to authorize Perdue Brandon to proceed with the collection of delinquent taxes. Director Janik seconded the motion, which passed by unanimous vote.

TAX REPORT

Mr. Brown presented the tax report for May, including the checks presented for payment. A copy of the tax assessor/collector's report is attached. After review and discussion, Director Smith moved to approve the tax report and payment of the tax bills. The motion was seconded by Director Janik 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 four delinquent water and sewer service accounts in the amount of $1,252.19 and send them to a collection agency.

Mr. Johnson discussed the possibility of conducting a manhole survey in the District. He stated that he will bring a proposal for the Board's review at the next meeting.

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 Kurtz moved to: (1) approve the operator's report; (2) authorize Regional to write off four delinquent accounts in the amount of $1,252.19 and send them to a collection agency; and (3) 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

The Board discussed website matters.

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 updated the Board regarding construction of Water Plant No. 2 and reviewed and recommended approval of Pay Estimate No. 12 in the amount of $395,627.50, payable to R&B Group, Inc. ("R&B Group").

After review and discussion, Director Brownshadel moved, based on the engineer's recommendation, to: (1) approve the engineer's report; and (2) approve the Pay Estimate, both as discussed above. Director Smith seconded the motion, which passed unanimously.

LANDSCAPING REPORT

Ms. Weems presented the landscape architect's report and reviewed the items requiring Board action. A copy of the landscape architect's report is attached.

Ms. Weems updated the Board on the status of construction of the open space areas in Dellrose, Section 20 and recommended approval of Pay Application No. 8 and

Final in the amount of $83,742.98, payable to Terry's Landscape and acceptance of the project.

Following review and discussion, and based on the landscape architect's recommendation, Director Kurtz moved to: (1) approve the report from TBG; and (2) approve the Pay Application, and accept the project, both as discussed above. Director Janik seconded the motion, which carried by unanimous vote.

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. Discussion ensued regarding treatment of encroaching weeds into the District drainage facilities.

DISCUSS LANDSCAPE MAINTENANCE AGREEMENT, AND TAKE APPROPRIATE ACTION

Ms. Hanen reported on plans to work with the homeowner association to revise the landscape maintenance agreement.

DEVELOPER REPORTS

Mr. Castrejon reported on development in the District.

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

Lynn Kurtz

Secretary, Board of Directors

(SEAL)

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT No. 319

TEXAS

LIST OF ATTACHMENTS TO MINUTES