

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 319

April 16, 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 16th day of April 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, thus constituting a quorum.

Also attending the meeting were: 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"); Jennifer Rowe-Baker and Ethan Johnson of Regional Water Corporation ("Regional"); Taylor Watson and Emiliano Rodriguez of Municipal Accounts and Consulting, L.P. ("MAC"); Steve Sheldon of GFT Infrastructure Inc. ("GFT"); Carlos Castrejon of Precedent Land Company ("Precedent"); Mitchell Neupert of Robert W. Baird & Co. Incorporated ("Baird"); TJ Florete of McGrath and Co., PLLC ("McGrath"); 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 March 19, 2026, regular meeting. Director Kurtz moved that the minutes be approved, as presented. The motion was seconded by Director Smith and passed unanimously.

AUTHORIZE AUDITOR TO CONDUCT AUDIT FOR FISCAL YEAR END APRIL 30, 2026

Mr. Florete presented and reviewed an audit continuance letter and requested authorization for McGrath to conduct the District's audit for the fiscal year ending April 30, 2026. After review and discussion, Director Janik moved to authorize McGrath to

conduct the audit for the fiscal year ending April 30, 2026. Director Kurtz seconded the motion, which passed unanimously.

SECURITY SERVICES, INCLUDING DISCUSS COVERAGE IN THE DISTRICT

The Board discussed security matters in the District. A copy of the March 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 Kurtz and seconded by Director Jove, 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.

ADOPT BUDGET FOR FISCAL YEAR END APRIL 30, 2027

Mr. Watson reviewed with the Board the revised draft budget for the fiscal year ending April 30, 2027. Following discussion, Director Kurtz moved that the Board approve the budget. The motion was seconded by Director Jove and passed unanimously.

CONSIDER SOFTWARE FOR DIVERSIFICATION OF FUNDS

Mr. Watson requested consent from the Board for MAC to enter a program that will allow for diversification of the District's funds. Following review and discussion, Director Kurtz moved to authorize MAC to utilize the program, as discussed. Director Jove seconded the motion, which passed unanimously.

TERMINATE MUNICIPAL ADVISORY SERVICES AGREEMENT WITH BAIRD AND ENGAGE CEDAR CREEK MUNICIPAL ADVISORS, LLC ("CCMA") AS THE DISTRICT'S FINANCIAL ADVISOR

Mr. Neupert reported that he will be resigning from Baird and joining CCMA. He discussed the new financial advisory company and requested that the Board consider engaging CCMA as the District's new financial advisor. Mr. Neupert reviewed the terms of a proposed engagement letter between the District and CCMA for the Board's consideration. He discussed the termination provisions in the District's Municipal Advisory Services Agreement with Baird and noted that Baird has agreed to waive the 30-day termination requirement. After review and discussion, Director Kurtz moved to: (1) authorize termination of the Municipal Advisory Services Agreement with Baird; and (2) approve and authorize execution of the engagement letter with CCMA, subject to final

review, and direct that it be filed appropriately and retained in the District's official records. Director Brownshadel seconded the motion, which passed unanimously.

TAX REPORT

Ms. Gideon presented the tax report for March, including the checks presented for payment. A copy of the tax assessor/collector's report is attached. After review and discussion, Director Jove moved to approve the tax report and payment of the tax bills. The motion was seconded by Director Kurtz 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 three delinquent water and sewer service accounts in the amount of \$908.44 and send them to a collection agency.

Mr. Johnson presented and reviewed two proposals from Wright Solutions to install a pine fence at Water Plant No. 2 in the amount of \$47,940.00 or alternatively to install a cedar fence in the amount of \$52,356.25, and one proposal from AstroFence to install a cedar fence in the amount of \$47,500.00. He recommended approving the proposal from AstroFence.

Mr. Johnson presented and reviewed a proposal to install a chlorine cylinder scale at the wastewater treatment plant in the amount of \$2,440.00.

The Board discussed installing cameras at the lift stations.

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 Jove moved to: (1) approve the operator's report; (2) authorize Regional to write off three delinquent accounts in the amount of \$908.44 and send them to a collection agency; (3) approve the proposal from AstroFence to install a cedar fence at Water Plant No. 2 in the amount of \$47,500.00, as recommended; (4) approve a proposal to install a chlorine cylinder scale at the wastewater treatment plant in the amount of \$2,440.00; and (5) authorize termination of delinquent accounts in accordance with the District's Rate Order. The motion was seconded by Director Smith and passed by unanimous vote. The Board requested that

Mr. Johnson gather proposals to install cameras at lift stations no. 1-3 for presentation at the next meeting.

APPROVE AMENDMENT TO OPERATOR SERVICE CONTRACT

Ms. Rowe-Baker presented, reviewed, and answered questions regarding a Operator Rate Increase Request to the district's operator service contract. Following review and discussion, Director Janik moved to approve the Operator Rate Increase Request, subject to final review. Director Kurtz seconded the motion, which passed unanimously.

WEBSITE COMMUNICATIONS MATTERS

Mr. Waggoner presented and reviewed a monthly communications report, a copy of which is attached, and addressed questions from the Board.

ENGINEER'S REPORT

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

Mr. Sheldon updated the Board regarding construction of Water Plant No. 2 and reviewed and recommended approval of Pay Estimate Nos. 7-10 in the respective amounts of \$450,343.64, \$205,200.00, \$213,750.00, and \$568,290.00, payable to R&B Group, Inc. ("R&B Group"). He then presented and requested approval of invoice submitted by Geotech Engineering and Testing for testing in the amount of \$1,964.50.

After review and discussion, Director Smith moved to: (1) approve the engineer's report; and (2) approve the Pay Estimates and invoice referenced above. Director Jove seconded the motion, which passed unanimously.

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, noting he planned to present a proposal at the next meeting.

DISCUSS LANDSCAPE MAINTENANCE AGREEMENT, AND TAKE APPROPRIATE ACTION

Ms. Hanen updated the Board regarding discussions of the responsible parties for landscape maintenance in the District and plans to request easements for additional areas

for the District to maintain going forward. Discussion ensued regarding future maintenance planned. Following discussion, the Board requested SWS to gather proposals for additional maintenance for consideration at the next meeting.

DEVELOPER REPORTS

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

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


Secretary, Board of Directors

(SEAL)



LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Security report.....	2
Bookkeeper's report.....	2
Tax assessor/collector's report	3
Operator's report.....	3
Communications report	4
Engineer's report.....	4
Storm Water Solutions report.....	4