

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 319

July 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 July 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, thus constituting a quorum.

Also attending the meeting were: TJ Florete of McGrath and Co., PLLC ("McGrath"); Alfred Segundo and Captain Craig Davis of On-Site Protection LLC ("On-Site"); Eric Scott of Storm Water Solutions, LLC ("Storm Water"); Kristen Scott and Cameron Brown of Assessments of the Southwest Inc. ("ASW"); Jennnifer Rowe-Baker and Ethan Johnson of Regional Water Corporation ("Regional"); Taylor Watson of Municipal Accounts and Consulting, L.P. ("MAC"); James McConathy and Juan Perez of GFT Infrastructure Inc. ("GFT"); 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 June 25, 2026, regular meeting. Director Jove 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 AND CONSIDER PROPOSALS FOR SAME

Mr. Segundo and Captain Davis introduced themselves to the Board, presented and reviewed a security services presentation, a copy of which is attached, updated the Board regarding crime in the District and services provided by On-Site. Discussion ensued, including sharing the costs for security services with the homeowner's

association. Following review and discussion, the Board concurred to amend their contract with the Harris County Sheriff's Office, coordinate with On-Site and the homeowner's association, and further discuss at the next Board meeting. A copy of the June report on security services is attached.

Director Janik left and rejoined the meeting.

BOOKKEEPER'S REPORT

Mr. Watson 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 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.

APPROVE AUDIT FOR FISCAL YEAR ENDED APRIL 30, 2026

Mr. Florete presented the draft audit for fiscal year ending April 30, 2026. Following review and discussion, Director Janik moved to approve the audit for fiscal year ended April 30, 2026, subject to review by ABHR. Director Brownshadel seconded the motion, which carried by unanimous vote.

TAX REPORT

Ms. Scott presented the tax report for June, 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 Jove 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 five delinquent water and sewer service accounts in the amount of \$858.02 and send them to a collection agency.

Mr. Johnson presented and reviewed a proposal to install a third lift pump at the wastewater treatment plant in the amount of \$65,227.00.

Mr. Johnson presented and reviewed a proposal for a manhole survey in the amount of \$40,000.00.

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 five delinquent accounts in the amount of \$858.02 and send them to a collection agency; (3) approve installing a third lift pump at the wastewater treatment plant in the amount of \$65,227.00; (4) authorize Regional to conduct a manhole survey in the amount of \$40,000.00; 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.

WEBSITE COMMUNICATIONS MATTERS

The Board discussed receiving reports from Touchstone District Services and having them attend Board meetings.

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 Dellrose Detention Improvements to serve Dellrose and reviewed and recommended approval of Pay Estimate No. 3 and Final in the amount of \$7,398.95, payable to PLD Construction, LLC.

Mr. Perez updated the Board regarding construction of Water Plant No. 2 and reviewed and recommended approval of Pay Estimate No. 13 in the amount of \$127,775.00, payable to R&B Group, Inc. The Board discussed inquiries from residents regarding project completion and related plans.

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

LANDSCAPING REPORT

There was no discussion regarding this item.

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 then presented and reviewed a proposal to clean out the trash trooper in the amount of \$2,500.00 and options to install signage near the ponds in the District. Following review and discussion, Director Kurtz moved to: (1) approve the proposal to clean out the trash trooper in the amount of \$2,500.00; and (2) approve the signage in an amount not to exceed \$7,500.00, subject to final review. Director Brownshadel seconded the motion, which carried unanimously.

DISCUSS LANDSCAPE MAINTENANCE AGREEMENT, AND TAKE APPROPRIATE ACTION

There was no discussion regarding this item.

DEVELOPER REPORTS

There was no discussion regarding this item.

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



Secretary, Board of Directors



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