MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 319

May 21, 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 21st day of May 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"); Uba Fatima 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. ("MAC"); 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 April 16, 2026, regular meeting. Director Kurtz moved that the minutes be approved, as presented. The motion was seconded by Director Jove and passed unanimously.

2026 DIRECTORS ELECTION

The Board considered approving a Certificate of Election, reflecting the election of Amy Jove, Lynn Kurtz, and Justin Smith to the Board of Directors of the District each for a four-year term.

Ms. Hanen reviewed the Sworn Statements and Oaths of Office for Directors Jove, Kurtz, and Smith.

After review and discussion, Director Janik moved to: (1) approve the Certificates of Election and the distribution of same to Directors Amy Jove, Lynn Kurtz, and Justin Smith; and (2) approve the Sworn Statements and Oaths of Office and direct that the documents be filed appropriately and retained in the District's official records, and that the Oaths of Office be filed with the Secretary of State, as required by law. Director Brownshadel seconded the motion, which passed by unanimous vote.

AUTHORIZE EXECUTION OF DISTRICT REGISTRATION FORM

The Board considered authorizing filing of an updated District Registration Form with the Texas Commission on Environmental Quality ("TCEQ") reflecting the election of Directors Jove, Kurtz, and Smith to the Board. After review and discussion, Director Jove moved to authorize ABHR to file the updated District Registration Form with the TCEQ. Director Smith seconded the motion, which passed by unanimous vote.

OPEN MEETINGS ACT AND PUBLIC INFORMATION ACT TRAINING REQUIREMENTS

Ms. Hanen reported the necessary trainings were previously completed.

CONFLICT OF INTEREST DISCLOSURE

Ms. Hanen reported on requirements for directors and consultants to disclose certain conflicts of interest and encouraged the Board to contract ABHR with any concerns.

ANNUAL CYBERSECURITY AND ARTIFICIAL INTELLIGENCE TRAINING

Ms. Hanen reviewed a memorandum regarding annual cybersecurity and artificial intelligence training requirements for local government employees and elected and appointed officials a copy of which is attached. She stated that the required training should be completed and reported to ABHR prior to the August 31st deadline for reporting compliance to the Texas Department of Information Resources ("DIR"). After review and discussion, the Board directed the required persons to complete their certified training programs and report their completion to ABHR for reporting to DIR by August 31st.

SECURITY SERVICES, INCLUDING DISCUSS COVERAGE IN THE DISTRICT

Director Kurtz updated the Board regarding issues with security services, including discussions with the Harris County Sheriff's Office regarding the issues. Discussion ensued regarding the District's security agreement and options to address the issues. Following discussion, the Board concurred to obtain proposals for security services at renewal and have ABHR coordinate with the sheriff's office on resolving the issues. A copy of the April 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.

TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES FOR THE ASSOCIATION OF WATER BOARD DIRECTORS SUMMER CONFERENCE

The Board discussed the District's Travel Reimbursement Guidelines and the upcoming Association of Water Board Directors summer conference.

TAX REPORT

Ms. Fatima presented the tax report for April, including the checks presented for payment. A copy of the tax assessor/collector's report is attached. She reported the District's 2026 estimate of certified accessed value is approximately $844,771,288.00. After review and discussion, Director Smith 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 two delinquent water and sewer service accounts in the amount of $495.63 and send them to a collection agency.

Mr. Johnson reviewed a proposal from Synaptic Integrations to install a security system at water plant no. 2 in the amount of $11,031.52.

Mr. Johnson next presented, and the Board considered approving, the District's Consumer Confidence Report ("CCR") for 2025.

Mr. Johnson reported the generator at water plant no. 1 is no longer able to power the facility, noting Regional is working with the District's engineer to replace the generator at water plant no. 1.

Mr. Johnson reviewed proposals from Synaptic Integrations to install security systems at lift station nos. 1-3, each in the amount of $6,632.07.

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 two delinquent accounts in the amount of $495.63 and send them to a collection agency; (3) approve the proposal from Synaptic Integrations to install a security system at water plant no. 2 in the amount of $11,031.52; (4) approve the CCR and authorize Regional to deliver the CCR to the District's customers; (5) authorize the District operator to replace the generator at water plant no. 1, upon further coordination with the District's engineer; (6) approve the proposal from Synaptic Integrations for a security system at lift station nos. 1-3, each in the amount of $6,632.07; and (7) 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 presented and reviewed a monthly communications report, a copy of which is attached.

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. 11 in the amount of $404,433.45, payable to R&B Group, Inc. ("R&B Group"). He then presented and requested approval of a Sanitary Control Order (the "Order") required by the Texas Commission on Environmental Quality as part of the project.

Ms. Hanen stated that the Harris County Office of the County Engineer (the "OCE") is preparing a Drainage Master Plan for unincorporated Harris County and reviewed a letter from the OCE, a copy of which is attached. She stated that the District received a request from an engineering firm on behalf of the OCE pursuant to the Texas Public Information Act for files showing storm sewers, ditches, culverts, inlets, manholes, junction boxes, outfalls, and detention basins within district boundaries as part of the study, and requested that the Board authorize release of the information to the engineering firm.

After review and discussion, Director Brownshadel moved to: (1) approve the engineer's report; (2) approve the Pay Estimate and Order; and (3) authorize release of the information, all as discussed above. Director Smith 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, and presented and reviewed proposals to replace the strut on the stormtrooper lid in the amount of $905.00 and to maintain ponds 3, 4, and the flood control pond in the amount of $163,487.00 (the "Proposals"). Following review and discussion, Director Kurtz moved to approve the Proposals. Director Jove seconded the motion, which passed unanimously.

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

Ms. Hanen reported on development in the District from Mr. Carlos Castrejon of Precedent Land Company.

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

Lynn Kurtz

Secretary, Board of Directors

(SEAL)

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LIST OF ATTACHMENTS TO MINUTES