

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 319

August 20, 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 20th day of August 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: Wayne Kirton, a resident of the District; Mike Pate of VantagePro Security ("VantagePro"); Andrew Dunn and Alfred Segundo of On-Site Protection LLC ("On-Site"); Captains Chris Perry and Paul Bruce, and Sergeant Luke Ditta of the Harris County Sheriff's Office ("HCSO"); Eric Scott of Storm Water Solutions, LLC ("Storm Water"); Brittany Keeswood 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"); Juan Perez of GFT Infrastructure Inc. ("GFT"); Simon Van Dyk of Touchstone District Services ("Touchstone"); Carlos Castrejon of Precedent Land Company ("Precedent"); 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 July 16, 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 AND CONSIDER PROPOSALS FOR SAME, AND APPROVE INTERLOCAL AGREEMENT FOR LAW ENFORCEMENT SERVICES

Mr. Kirton introduced himself and Mr. Pate to the Board, and Mr. Pate updated

the Board regarding services provided by VantagePro and addressed questions from the Board. In response to Director Janik's request for an analysis of services provided by security companies, Ms. Hanen stated an analysis would be created and provided to the Board. Following discussion, the Board concurred to consider a security proposal from VantagePro at the next meeting.

Mr. Dunn presented and reviewed a security assessment of the District, recommended supplemental security services and addressed questions from the Board. Discussion ensued regarding security services, Mr. Dunn addressed additional questions from the Board, and the Board considered appointing directors to evaluate security services presented to the Board. A copy of the crime assessment is attached.

Captain Bruce introduced himself and Captain Perry to the Board, requested feedback from the Board, updated the Board regarding services provided by the HCSO, and addressed questions from the Board. Discussion ensued. Following discussion, the Board concurred to further evaluate security services, including appointing Directors Smith and Jove to evaluate same, and further consider security services at the next meeting.

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 Smith 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.

TAX REPORT

Ms. Keeswood presented the tax report for July, 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.

The Board discussed options available to the District to terminate water and sewer service to property owners due to nonpayment of delinquent taxes. Following discussion, the Board concurred for the District's tax assessor-collector to request a report of recommended accounts for termination from the District's delinquent tax attorney for review at the next meeting.

DISCUSS 2026 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

There was no discussion regarding this matter.

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 reported that Regional located a buyer to purchase the old generator at water plant no. 1 and inquired if the District would like to purchase a new generator, noting the pricing is forthcoming.

Mr. Johnson recommended that the District write off two delinquent water and sewer service accounts in the amount of \$95.36 and send them to a collection agency.

Mr. Johnson presented and reviewed a proposal from NTS Pumps, Motors and Controls ("NTS") to install a backup system at lift station no. 1 in the amount of \$3,950.00.

Mr. Johnson updated the Board regarding the conversion from chlorine gas to a bleach disinfection system at the wastewater treatment plant, noting the pricing for the conversion of \$19,352.97 that was previously approved by the Board increased to \$20,578.36. He requested authorization to complete the conversion for the updated amount.

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 purchase a generator for water plant no. 1, upon approval by Director Janik; (3) authorize Regional to write off two delinquent accounts in the amount of \$95.36 and send them to a collection agency; (4) approve the proposal from NTS to install a backup system at lift station no. 1 in the amount of \$3,950.00; (5) approve the conversion from chlorine gas to a bleach disinfection system at the wastewater treatment plant to bleach in the updated amount of \$20,578.36; and (6) 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. Van Dyk updated the Board regarding website matters and presented and reviewed a monthly communications report, a copy of which is attached. He next recommended posting information on the website regarding security services, including working with the homeowner's association ("HOA") to streamline the messaging to residents. Following discussion, the Board concurred for Touchstone to work with the HOA to distribute information regarding security services to residents.

Director Brownshadel left the meeting.

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. 14 in the amount of \$61,940.00, payable to R&B Group, Inc. ("R&B"). He next requested authorization to engage R&B to complete alternate bid items within the contract, including adding a secondary hydro tank and ground storage tank in the estimated total amount of \$680,900.

Ms. Hanen reviewed and recommended ratifying approval of an amendment to the District's electricity contract with TXU Energy ("TXU") that adds water plant no. 2 to the electricity contract.

The Board then considered approving a Phase I Environmental Site Assessment ("Phase I") for work related to the conveyance of Windrow Section 5 - Reserve C to the District and accepting a related Special Warranty Deed (the "Deed") from Windrow Homeowners' Association, Inc.

After review and discussion, Director Kurtz moved, based on the engineer's recommendation, to: (1) approve the engineer's report; (2) approve the Pay Estimate discussed above, including authorizing GFT to engage R&B to complete alternate bid items for an amount not to exceed \$680,900; (3) ratify approval of the amendment to the District's electricity contract with TXU; and (4) approve the Phase I and accept the Deed. Director Jove seconded the motion, which passed unanimously.

LANDSCAPING REPORT

Ms. Hanen reported that TBG Partners requested approval of an updated form from the Texas Department of Licensing & Regulation related to the Dellrose Section 14 park. Following review and discussion, Director Janik moved to approve the updated form. Director Smith seconded the motion, which carried unanimously.

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 reported the total in the amount not to exceed \$7,500.00 that the Board previously approved to install signs near the ponds in the District includes the installation of 15 signs.

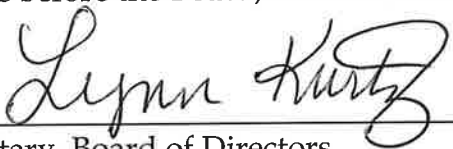
DISCUSS LANDSCAPE MAINTENANCE AGREEMENT, AND TAKE APPROPRIATE ACTION

Ms. Hanen updated the Board regarding plans to revise the areas that are being maintained in the District.

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.


Secretary, Board of Directors



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