MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 167

October 15, 2025

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 167 of Harris County, Texas (the "District"), met in regular session on the 15th day of October, 2025, open to the public, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Verneath Louise Hronas	President
Claudia Buentello	Vice President/Investment Officer
Juan Pablo Medrano	Secretary
Shirley Ann Dean	Assistant Vice President
Brad Yeaney	Assistant Secretary

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

Also present for all or part of the meeting in person were: Jacob van Sant of van Sant Landscape Management ("van Sant"); Chris Hoffman, Donnice Hoffman and Morris Harmon of H2O Consulting, Inc. ("H2O"); Brittni Silva of Assessments of the Southwest, Inc. ("ASW"); Jennifer Abad of Municipal Accounts & Consulting, L.P. ("MAC"); Robert "Scott" Orr of Kingwood Pressuring Washing ("Kingwood"); Robert Wempe of Pape-Dawson Engineers, Inc. ("Pape-Dawson"); Brandon West of Touchstone District Services ("Touchstone"); Karen Sears of Storm Water Solutions, LLC ("SWS"); Sergeant Patrick Mikel of the Harris County Sheriff's Office ("HCSO"); Trevor Shuman of Today's Integration ("T.I."); and Sanjay Bapat and Whitney Lington of Allen Boone Humphries Robinson LLP ("ABHR").

STATEMENTS AND QUESTIONS FROM THE PUBLIC

There were no comments from the public.

SECURITY SERVICES MATTERS, INCLUDING REPORT FROM HCSO

Sergeant Mikel reported on security services in the District.

SECURITY MONITORING MATTERS

Mr. Shuman reviewed a report on security monitoring prepared by T.I., a copy of which is attached.

The Board inquired about video monitoring services for the District, in relation to District security cameras. Mr. Shuman discussed the alarm system associated with video monitoring of District facilities.

GARBAGE COLLECTION AND RECYCLING MATTERS

There was no discussion on this agenda item.

REPORT ON GRAFFITI REMOVAL

Mr. Orr reviewed a report on graffiti removal in the District prepared by Kingwood, a copy of which is attached.

The Board discussed the use of grills and open fires at District facilities. The Board inquired about signage at District facilities regarding the use of grills and open fires. Discussion ensued regarding the posting of "No Grills Allowed" signs at District facilities.

Following review and discussion, Director Hronas moved to authorize van Sant to fabricate and install "No Grills Allowed" signs at District facilities, to include the verbiage "You're on Camera", in an amount not to exceed $500.00. Director Dean seconded the motion, which passed unanimously.

DISTRICT WEBSITE MATTERS

Mr. West reviewed a communications and website analytics report prepared by Touchstone, a copy of which is attached. Mr. West discussed recent and future articles for posting on the District website.

The Board requested for Touchstone to post an article to the District website regarding dry weather conditions and the burn ban associated with the dry weather conditions.

FINANCIAL AND ACCOUNTING MATTERS

Ms. Abad reviewed the bookkeeper's report on the District's funds, the bills presented for payment, and the District's investments. A copy of the bookkeeper's report is attached. Ms. Abad requested approval of check no. 20671 in the amount of $16,8770.00 payable to Burke's Mechanical Services, Inc., not included in the bookkeeper's report.

Following review and discussion, Director Hronas moved to approve the bookkeeper's report, checks presented, and payment of the bills, including check no. 20671. Director Dean seconded the motion, which passed unanimously.

CONDUCT ANNUAL REVIEW OF INVESTMENT POLICY AND ADOPT RESOLUTION REGARDING ANNUAL REVIEW OF INVESTMENT POLICY

The Board considered adopting a Resolution Regarding Annual Review of Investment Policy providing that the Board conducted its annual review of the District's Investment Policy and confirming that the existing Investment Policy remains in effect with no changes. The Board requested for MAC to coordinate with Director Buentello to discuss District investments. Following review and discussion, Director Hronas moved to adopt the Resolution Regarding Annual Review of Investment Policy and direct that the Resolution be filed appropriately and retained in the District's official records. Director Dean seconded the motion, which carried unanimously.

RESOLUTION ESTABLISHING THE AUTHORIZED DEPOSITORY INSTITUTIONS AND ADOPTING LIST OF QUALIFIED BROKER/DEALERS WITH WHOM THE DISTRICT MAY ENGAGE IN INVESTMENT TRANSACTIONS

The Board considered adopting the Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions. Following review and discussion, Director Hronas moved to adopt the Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions and direct that the Resolution be filed appropriately and retained in the District's official records. Director Dean seconded the motion, which passed unanimously.

APPROVE ANNUAL REPORT AND AUTHORIZE FILING OF SAME

The Board considered approving the District's Annual Report and authorizing filing of the Annual Report in accordance with the District's Continuing Disclosure of Information Agreement and as required by SEC Rule 15c2-12. Following review and discussion, Director Hronas moved to approve the Annual Report and to authorize filing as discussed. Director Dean seconded the motion, which passed unanimously.

ANNUAL REVIEW OF PROCEDURES FOR CONTINUING DISCLOSURE COMPLIANCE

The Board reviewed the District's procedures for continuing disclosure compliance. Mr. Bapat stated that no changes are required at this time.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Silva reviewed the monthly tax report, a copy of which is attached, reflecting that 99.11% of the District's 2024 taxes were collected as of September 30, 2025.

Ms. Silva then reviewed the delinquent tax report prepared by Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("Perdue Brandon"), a copy of which is attached to the tax report. Ms. Silva stated Perdue Brandon is requesting Board approval to send water termination letters to 37 delinquent tax accounts.

Following review of the invoices and corresponding checks, Director Hronas moved to: (1) approve the tax report and the checks drawn on the District's tax account; and (2) authorize Perdue Brandon to send water termination letters to 37 delinquent tax accounts. Director Dean seconded the motion, which passed unanimously.

CONDUCT PUBLIC HEARING REGARDING DISTRICT'S TAX RATE, ADOPT ORDER LEVYING TAXES, AND AUTHORIZE EXECUTION OF AMENDMENT TO INFORMATION FORM

Mr. Bapat stated that notice was published of the public hearing to be held at today's meeting regarding adoption of the District's proposed 2025 total tax rate of $0.84 per $100 of assessed value.

The Board opened the public hearing. There being no comments from the public, the Board closed the public hearing.

Mr. Bapat reviewed an Order Levying Taxes reflecting the proposed 2025 tax rate of $0.84 per $100 of assessed valuation, with $0.49 allocated for the District's debt service requirements and $0.35 allocated for operations and maintenance. Mr. Bapat then reviewed an Amendment to Information Form reflecting the tax rate and stated that the Amendment will be filed with the Texas Commission on Environmental Quality ("TCEQ") and recorded in the Official Public Records of Harris County.

Following review and discussion, Director Hronas moved to: (1) adopt the Order Levying Taxes reflecting a total 2025 tax rate of $0.84 per $100 of assessed valuation, with $0.49 allocated for the District's debt service requirements and $0.35 allocated for operations and maintenance; (2) authorize execution of the Amendment to Information Form; and (3) direct that the Order and Amendment be filed appropriately and retained in the District's official records. Director Dean seconded the motion, which passed by unanimous vote.

LANDSCAPING, PARK, AND RECREATIONAL FACILITIES MAINTENANCE MATTER

Mr. van Sant reviewed a report on maintenance of the landscaping and park facilities in the District, a copy of which is attached.

Mr. van Sant updated the Board on the installation of a soccer goal system at John Nimmo park and stated the soccer goal system has been installed.

Mr. van Sant updated the Board on the installation of four new drainage boxes at Nimmo Park.

The Board inquired about the pressure vacuum breaker replacement at River Knoll Park.

The Board discussed the rock located at River Knoll Park. The Board requested for van Sant to conduct a site visit at River Knoll Park and prepare a proposal for the next Board meeting to replace the rock at River Knoll Park and fill the area with sand.

PARK AND RECREATIONAL FACILITY MATTERS

There was no discussion on this agenda item.

MAINTENANCE AND PERMITTING OF STORMWATER QUALITY FACILITIES, INCLUDING PROPOSALS FOR ADDITIONAL WORK

Ms. Sears reviewed the stormwater quality maintenance report prepared by SWS, a copy of which is attached.

Ms. Sears presented a proposal from SWS in the amount of $2,800.00 to pump down water levels at the Westfield Ranch storm water quality feature in preparation for the inspection of the storm water quality unit. Discussion ensued regarding potential causes for the retaining of water at the storm water quality unit.

Following review and discussion, Director Hronas moved to approve the proposal from SWS in the amount of $2,800.00 to pump down water levels at the Westfield Ranch storm water quality feature in preparation for the inspection of the storm water quality unit. Dean seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Wempe updated the Board on the status of engineering matters in the District.

Mr. Wempe updated the Board on the sanitary sewer rehabilitation project and requested Board approval for Pape-Dawson to advertise the project for bid.

Mr. Wempe discussed a water line easement and sanitary sewer easement in connection to the construction of a Chipotle along Fry Road. Mr. Bapat then requested approval of the following easements in connection to the construction of a Chipotle along Fry Road: (i) 0.056-acre water line easement; and (ii) 0.032-acre sanitary sewer easement.

Following review and discussion, Director Hronas moved to: (1) approve engineer's report; (2) authorize Pape-Dawson to advertise the sanitary sewer rehabilitation project for bid; and (3) approve the following easements in connection to the construction of a Chipotle along Fry Road : (i) 0.056 acre water line easement; and (ii) 0.032 acre sanitary sewer easement. Director Dean seconded the motion, which passed unanimously.

OPERATIONS REPORT

Mr. Harmon presented the monthly operations report, a copy of which is attached. He reviewed routine maintenance and repair items on District facilities for the month, including the status of repairs previously approved by the Board.

Mr. Harmon discussed the following maintenance repairs for the wastewater treatment plant: (i) cleaning and inspection of the thickener; (ii) replacement of both belts on the belt press; (iii) inspection of the roof coating on the operator's building; and (iv) cleaning of clarifier no. 1 for the transfer line.

Mr. Harmon reported that water accountability for the month is 90.5%. Mr. Hoffman stated H2O will isolate water plant no. 1 and water plant no. 2 in January to monitor water accountability.

Mr. Harmon discussed the fire hydrant located at 5447 Baslow Drive and stated the fire hydrant is damaged and needs to be replaced. Discussion ensued regarding the age of fire hydrants in the District.

Mr. Harmon discussed the manhole located at Villages of Bear Creek and requested Board approval for H20 to perform a manhole inspection, prior to the rehabilitation of the District's sewer line.

Following review and discussion, Director Hronas moved to: (1) approve the operator's report; (2) authorize the following repairs at the wastewater treatment plant: (i) cleaning and inspection of the thickener; (ii) replacement of both belts on the belt press; (iii) inspection of the roof coating on the operator's building; and (iv) cleaning of clarifier no. 1 for the transfer line; (3) authorize H2O to replace the fire hydrated located at 5447 Baslow Drive; and (4) authorize H20 to perform an inspection of the manhole located at Villages of Bear Creek. Director Dean seconded the motion, which passed unanimously.

Mr. Harmon reviewed a door hanger regarding proper disposal of grease, in connection to the District's facilities. The Board requested for Touchstone to post an article to the District's website regarding the proper disposal of grease and the impact on District facilities and pipes. Following review and discussion, Director Hronas moved to authorize H2O to distribute the proper disposal of grease door hangers to District residents. Director Dean seconded the motion, which passed unanimously.

Mr. Hoffman reviewed correspondence from account no. 53167-42465 requesting an adjustment to a utility bill due to a leak. Discussion ensued. Following review and discussion, Director Hronas moved to deny the request from account no. 53167-42465 and authorize H2O to offer a payment plan and a reduction in the sewer bill. Director Dean seconded the motion, which passed unanimously.

HEARING REGARDING TERMINATION OF WATER SERVICE

Ms. Hoffman reviewed the delinquent list. The Board conducted a hearing on the termination of utility service. Ms. Hoffman reported that the customers appearing on the termination list were given proper notice and an opportunity to explain, contest, or correct the utility service bills and show reason why utility service should not be terminated for reason of nonpayment. Following review and discussion, Director Hronas moved that because the taxpayers on the list were neither present at the meeting nor had presented any written statement on the matter, water and sewer service for delinquent accounts should be terminated in accordance with the District's Rate Order, except for those customers who have entered into payment plans in accordance with the approved delinquent procedures. Director Dean seconded the motion, which carried unanimously.

WEST HARRIS CENTRAL REGIONAL WATER AUTHORITY ("WHCRWA") MATTERS

The Board discussed the October WHCRWA meeting.

ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") BYLAWS VOTE AND VOTER REPRESENTATIVE CONFIRMATION

Mr. Bapat reported AWBD has requested all member districts to appoint a Voting Member Representative to vote in the upcoming AWBD bylaws election. The Board concurred to appoint Director Medrano as the District's Voting Member Representative.

MINUTES

The Board considered approving the minutes of the September 9, 2025 special meeting and September 17, 2025, regular meeting. Following review and discussion, Director Hronas moved to approve the minutes of the September 9, 2025 special meeting and September 17, 2025, regular meeting. Director Medrano seconded the motion, which passed unanimously.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.072, TEXAS GOVERNMENT CODE, FOR DELIBERATION REGARDING REAL PROPERTY

At 8:04 p.m., the Board convened in executive session pursuant to Section 551.072, Texas Government Code. Present for the executive session were the members of the Board, Mr. Wempe, Mr. Harmon, Mr. Hoffman, Ms. Hoffman, Mr. Bapat and Ms. Lington.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION

At 8:19 p.m., the Board reconvened in open session.

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