MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 167

August 19, 2026

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 19th day of August, 2026, open to the public, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, 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 were: Jacob van Sant of van Sant Landscape Management ("van Sant"); Chris Hoffman and Morris Harmon of H2O Consulting, Inc. ("H2O"); Brittany Keeswood of Assessments of the Southwest, Inc. ("ASW"); Jennifer Abad of Municipal Accounts & Consulting, L.P. ("MAC"); Karen Sears of Storm Water Solutions, LLC ("SWS"); Jonathan P. Morin, Michael Groschke, and Grace Jaynes of J.P. Morin Company, LLC ("J.P. Morin"); Robert Wempe of Pape-Dawson Engineers, Inc. ("Pape-Dawson"); Calep Estes of Touchstone District Services ("Touchstone"); Trevor Shuman and Howard Manson of Today's Integration ("T.I."); Sergeant Patrick Mikel of the Harris County Sheriff's Office ("HCSO"); and Andrew B. Vaughan 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 and responded to questions from the Board.

The Board discussed categories to be used for the posting of monthly security statistics to the District's website.

Mr. Vaughan reviewed the Interlocal Agreement for Law Enforcement Services ("Interlocal Agreement") with Harris County for the period of October 1, 2026 through September 30, 2027. Upon a motion made by Director Hronas and seconded by Director

Dean, the Board voted unanimously to approve the Interlocal Agreement and direct that the Interlocal Agreement be filed appropriately and retained in the District's official records.

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 the protocol used by T.I. for responding to activity identified on the District security cameras.

The Board discussed the recent placement of Porta Potties on District property and follow-up from security.

The Board inquired about the District's mobile security camera unit.

Mr. Morin updated the Board on signage posted in the District.

Mr. Morin updated the Board on the installation of benches and trashcans along District trails. Mr. Morin then showed a video of the newly installed benches and trashcans. The Board discussed cement pieces located along the trail, as a result of the installation of the benches and trashcans. The Board requested for J.P. Morin to conduct a site visit and remove all remaining cement pieces.

Mr. Morin showed a video of the District's wastewater treatment plant and the thickener located at the wastewater treatment plant.

GARBAGE COLLECTION AND RECYCLING MATTERS

There was no discussion on this agenda item.

REPORT ON GRAFFITI REMOVAL

The Board discussed the July invoice submitted by Kingwood Pressure Washing.

DISTRICT WEBSITE MATTERS

Mr. Estes reviewed a communications and website analytics report prepared by Touchstone, a copy of which is attached.

The Board requested for Touchstone to post articles to the District's website on the following topics: (i) protecting District storm sewers; and (ii) installation of benches and trashcans along District trails.

The Board discussed potential locations for the installation of additional trashcans in the District. The Board requested for J.P. Morin to relocate the trashcan located by the pool.

The Board discussed a sign chained to a pole along Fry Road and requested for J.P. Morin to conduct a site visit.

RENEWAL OF DISTRICT'S INSURANCE POLICIES

The Board considered renewing the District's insurance policies. The Board reviewed the renewal proposal submitted by the District's broker McDonald & Wessendorff Insurance ("McDonald"). The Board inquired about paid and pending insurance claims.

The Board then discussed the pending claim for water well no. 2 located at water plant no. 1. Discussion ensued. The Board requested for ABHR to work with H2O to prepare a letter to submit to Chubb regarding the pending claim.

Following review and discussion, Director Buentello moved to approve the proposal for renewal of the District's insurance policies. Director Hronas seconded the motion, which passed unanimously.

APPROVE AUDIT FOR FISCAL YEAR END MAY 31, 2026

The Board deferred action on the agenda item until the September Board meeting.

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.

Following review and discussion, Director Hronas moved to approve the bookkeeper's report, checks presented, and payment of the bills. Dean seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Keeswood reviewed the monthly tax report reflecting that 98.52% of the District's 2025 taxes were collected as of July 31, 2026.

Following review of the invoices and corresponding checks, Director Hronas moved to approve the tax report and the checks drawn on the District's tax account. Director Dean seconded the motion, which passed unanimously.

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

The Board deferred discussion on this agenda item, pending receipt of certified values from Harris County.

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 discussed the backflow meter at Meadow Wood Park. Mr. van Sant then presented a proposal from van Sant in the amount of $3,218.00 for the installation of a backflow preventer at Meadow Wood Park.

Mr. van Sant discussed maintenance of trees in the District. Mr. van Sant then presented a proposal from van Sant in the amount of $14,183.00 for the maintenance and trimming of District trees.

Mr. van Sant discussed the drainage system along the Villages of Bear Creek Trail. Mr. van Sant then presented a proposal from van Sant in the amount of $28,797.00 for the replacement of the drainage system along the Villages of Bear Creek Trail.

Mr. van Sant discussed the irrigation system along the Villages of Bear Creek Trail. Mr. van Sant then presented a proposal from van Sant in the amount of $10,725.00 for the irrigation rotor replacement along the Villages of Bear Creek Trail.

The Board discussed the mowing and irrigation of District property.

Following review and discussion, Director Hronas moved to approve the following proposals from van Sant: (i) installation of a backflow preventer at Meadow Wood Park in the amount of $3,218.00; (ii) maintenance and trimming of District trees in the amount of $14,183.00, to take place in the fall; (iii) replacement of the drainage system along the Villages of Bear Creek Trail in the amount of $28,797.00, to take place in the fall; and (iv) irrigation rotor replacement along the Villages of Bear Creek Trail in the amount of $10,725.00, to take place in the fall. Director Dean seconded the motion, which passed unanimously.

The Board discussed signage posted at River Knoll Park.

Mr. Morin presented a proposal from J.P. Morin in the amount of $9,328.17 for the painting of the fence along River Knoll Park.

Mr. Morin presented a proposal from J.P. Morin in the amount of $8,645.00 for repairs and painting of the fence located at the end of the District's trail. Discussion ensued regarding the needed repairs. The Board then discussed trails located on District property and trails located on Harris County Municipal Utility District No. 12's ("MUD 12") property and potentially connecting the District's trail to MUD 12's trail. The Board concurred to take no action on moving forward with connecting the District trail to MUD 12's trail.

Mr. Morin presented a proposal from J.P. Morin in the amount of $19,213.05 for the installation of a chicane fence barrier, to include a motorized vehicular barrier at the end of the District's trail. Discussion ensued.

Following review and discussion, Director Hronas moved to approve the following proposals from J.P. Morin: (i) painting of the fence along River Knoll Park in the amount of $9,328.17; and (ii) repairs and painting of the fence located at the end of the District's trail in the amount of $8,645.00. Director Dean seconded the motion, which passed unanimously.

PARK AND RECREATIONAL FACILITY MATTERS

The Board inquired about the frequency of maintenance to the splash pad.

Mr. Vaughan updated the Board on repairs of the sidewalk located in Villages of Bear Creek ("VOBC"), in connection with the Precinct 4 Call for Projects. Mr. Vaughan stated Harris County Precinct 4 is processing the purchase order for the construction contractor. Mr. Wempe then updated the Board on the use of surplus funds for the project.

Mr. Morin stated he will bring a proposal for the striping of the VOBC pool parking lot to the next meeting.

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.

The Board inquired about the cleaning of the District's floatable collection screen.

Ms. Sears presented the following proposals from SWS: (i) clean out of the stormwater quality unit located at Plantation Lakes, Section 1 in the amount of $3,450.00; (ii) clean out of the stormwater quality unit located at Westfield, Section 1 in the amount of $6,847.00; and (iii) sediment cleanout of stormwater quality units located in Plantation Lakes, Sections 1, 2 and 3 and Meadow Brook in the amount of $15,698.00.

The Board inquired about the frequency of clean outs for District stormwater quality units. Discussion ensued regarding the posting of signs at the District's stormwater quality units, related to the protection of the storm sewer lines. The Board requested for SWS to look into posting signs at the District's stormwater quality units.

The Board requested for SWS to bring a proposal to the next meeting for the installation of inlet markers.

Following review and discussion, Director Hronas moved to approve the following proposals from SWS: (i) clean out of the stormwater quality unit located at Plantation Lakes, Section 1 in the amount of $3,450.00; (ii) clean out of the stormwater quality unit located at Westfield, Section 1 in the amount of $6,847.00; and (iii) sediment cleanout of stormwater quality units located in Plantation Lakes, Sections 1, 2 and 3 and Meadow Brook in the amount of $15,698.00. Director Dean seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Wempe reviewed the engineer's report, a copy of which is attached.

Mr. Wempe updated the Board on the sanitary sewer rehabilitation project and stated the project is expected to begin in September. Mr. Wempe stated a Change Order to the project could be expected due to pricing adjustments associated with the bid date and start date for the project. The Board inquired about scheduling a meeting with the contractor for the project. Discussion ensued regarding notifying residents about the project. The Board inquired about timing of the project in relation to West Harris County Regional Water Authority's ("WHCRWA") surface water conversion project.

Mr. Wempe updated the Board on the surface water conversion at water plant no. 2. Mr. Wempe stated plans are in the final approval process, and bids will be presented at the September Board meeting.

Mr. Wempe discussed the use of surplus funds for Trails along Bear Creek and Trails along Greenhouse Road.

Mr. Wempe updated the Board on the bond application and discussed an updated preliminary summary of costs in the amount of $14,040,000.

Mr. Vaughan updated the Board on the appraisal of the 1.6 acre-site located off Kieth Harrow Boulevard.

Following discussion, Director Hronas moved to approve the engineer's report. Director Dean seconded the motion, which passed unanimously.

OPERATIONS REPORT

Mr. Harmon presented the monthly operations report, a copy of which is attached.

Mr. Harmon reviewed routine maintenance and repair items on District facilities for the month, including the status of repairs previously approved by the Board.

Mr. Harmon and Mr. Hoffman updated the Board repairs made to well no. 2 at water plant no. 1 and related insurance claim. Mr. Hoffman presented a proposal from C&C Water Services LLC ("C&C") in the amount of $317,800.00 for the replacement of well no. 2 pump at water plant no. 1.

Mr. Harmon discussed the SCADA system located at water plant no. 2. Mr. Harmon stated the SCADA screen needs to be replaced for a cost of $4,800.00.

Mr. Harmon reported that water accountability for the month is 86.67%. Mr. Harmon discussed action steps H2O is taking to monitor water accountability in the District. Discussion ensued regarding potentially installing smart meters in the District. The Board inquired about the District's ability to back bill meters that were reading "0". The Board requested for H2O to prepare a report identifying high water usage accounts.

Mr. Harmon discussed the annual testing of District meters. Mr. Harmon then requested Board authorization for H20 to conduct the annual testing of District meters.

Mr. Harmon stated the following accounts are requesting an adjustment to their utility bill: (i) account no. 44287, due to a toilet leak; and (ii) account no. 72872, due to a toilet leak. Discussion ensued. Following review and discussion, Director Hronas moved to: (1) deny the request from account no. 44287 and account no. 72872 and authorize H2O to offer a payment plan. Director Dean seconded the motion, which passed unanimously.

The Board discussed the District's splash pad and concurred to have a closing date of October 1, 2026 for the splash pad.

Following discussion, Director Hronas moved to: (1) approve the operator's report; (2) approve the proposal from C&C in the amount of $317,800.00 for the replacement of well no. 2 pump at water plant no. 1; (3) authorize replacement of the SCADA screen for water plant no. 2 in the amount of $4,800.00; and (4) authorize H20 to conduct the annual testing of District meters. Director Dean seconded the motion, which passed unanimously.

HEARING REGARDING TERMINATION OF WATER SERVICE

Mr. Hoffman reviewed the delinquent list. The Board conducted a hearing on the termination of utility service. Mr. 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.

WHCRWA MATTERS

The Board discussed the August WHCRWA meeting.

The Board discussed the open house for WHCRWA's new location.

MINUTES

The Board considered approving the minutes of the July 15, 2026 regular meeting. Director Hronas moved to approve the minutes of the July 15, 2026 regular meeting. Director Dean seconded the motion, which passed unanimously.

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

Secretary, Board of Directors

(SEAL)

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 167
TEXAS

LIST OF ATTACHMENTS

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