

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 167

September 16, 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 16th day of September, 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 Yeane	Assistant Secretary

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

Also present for all or part of the meeting were: Philip Hronas, Marina Mondragon and Erika Luna, residents of the District; 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"); Anthea Moran of Masterson Advisors LLC ("Masterson"); Karen Sears of Storm Water Solutions, LLC ("SWS"); Jonathan P. Morin and Grace Jaynes of J.P. Morin Company, LLC ("J.P. Morin"); Robert Wempe of Pape-Dawson Engineers, Inc. ("Pape-Dawson"); Brandon West of Touchstone District Services ("Touchstone"); Josh Rambo of McCall Gibson Swedlund Barfoot PLLC ("McCall"); Robert "Scott" Orr of Kingwood Pressuring Washing ("Kingwood"); Trevor Shuman and Victor Mondragon 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

Ms. Mondragon inquired as to the procedure to remove a member of the Board of Directors for a municipal utility district, and discussed alleged conduct by a member of the District's Board of Directors.

Ms. Luna inquired as to the procedure to remove a member of the Board of Directors for a municipal utility district, and discussed alleged conduct by a member of the District's Board of Directors.

Mr. Vaughan stated that previous correspondence received from Ms. Mondragon to the District was shared with the Board.

There being no additional comments from the public, the Board moved to the next agenda item.

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 inquired about the report of oil being dumped into the District drainage system and responsible parties. Discussion ensued regarding monitoring of the areas where the oil was dumped in the District's drainage system.

The Board discussed an email received from a resident regarding homelessness activity in the District. Sergeant Mikel updated the Board on an encampment located by River Knoll Park and stated the encampment has been removed from District property. The Board requested for ABHR to follow up with the Villages of Bear Creek ("VOBC") Homeowners Association regarding homelessness activity in the District.

SECURITY MONITORING MATTERS

Mr. Shuman stated he will no longer be serving as the T.I. consultant for the District. Mr. Shuman introduced Mr. Mondragon and stated he will now be serving as the T.I. consultant for the District. The Board inquired about security events that were escalated to the central station. The Board requested for T.I. to attach time stamps to the captured security events.

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

Mr. Shuman requested Board approval to relocate the District's mobile security camera unit.

Following review and discussion, Director Buentello moved to authorize T.I. to relocate the District's mobile security camera unit, as discussed. Director Hronas seconded the motion, which passed unanimously.

GARBAGE COLLECTION AND RECYCLING MATTERS

The Board discussed garbage collection pickup times in the District. The Board requested for ABHR to contact Best Trash, LLC ("Best Trash") and request for Best Trash to reach out to Director Hronas to further discuss garbage collection in the District.

REPORT ON GRAFFITI REMOVAL

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

Mr. Orr discussed graffiti removal at District parks and requested potentially installing quick coupling connections at District parks to assist with the removal of graffiti. Discussion ensued. The Board requested for van Sant to prepare a proposal for the installation of quick coupling connections at District parks.

DISTRICT WEBSITE MATTERS

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

The Board discussed articles to be posted on the District website.

APPROVE AUDIT FOR FISCAL YEAR END MAY 31, 2026

Mr. Rambo reviewed the District's audit report for the fiscal year end May 31, 2026. Following review and discussion, Director Hronas moved to approve the audit report for the fiscal year end May 31, 2026, subject to final review by the District's counsel. Director Dean seconded the motion, which passed unanimously.

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. Director Dean seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Keeswood reviewed the monthly tax report reflecting that 98.77% of the District's 2025 taxes were collected as of August 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

Ms. Moran discussed the two-step process for setting the District's tax rate.

The Board considered the District's 2026 tax rate. Ms. Moran distributed and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2026 water, sewer, and drainage debt service tax rate of \$0.49 per \$100, a copy

of which is attached. Discussion ensued regarding the 2026 operations and maintenance tax.

Following review and discussion, Director Hronas moved to: (1) set the public hearing date for considering the District's 2026 tax rate for October 21, 2026 at 6:00 p.m.; and (2) authorize the tax assessor/collector to publish notice of the District's meeting on October 21, 2026 at 6:00 p.m., to set the proposed 2026 total tax rate of \$0.88 per \$100 of assessed valuation, with \$0.49 allocated for the District's debt service and \$0.39 allocated for operations and maintenance. Director Yeane seconded the motion, which passed unanimously.

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.

The Board inquired about standing water located between light post 126 and light post 128. Discussion ensued regarding damage to District property by Davey Tree Expert Company ("Davey Tree"). The Board requested for van Sant to follow up with Davey Tree regarding the damage to District property.

The Board inquired about caulking repairs to District trails. The Board requested for J.P. Morin to assess caulking repairs to District trails with Director Yeane.

The Board inquired about the swale located by the VOBC pool and sidewalk. The Board requested for J.P. Morin and van Sant to conduct a site visit of the area.

PARK AND RECREATIONAL FACILITY MATTERS

Mr. Vaughan updated the Board on repairs of the sidewalk located in VOBC, in connection with the Precinct 4 Call for Projects.

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 updated the Board on oil found in the Brenwood South stormwater quality unit and Plantations Lakes Section 3 stormwater quality unit and mitigations taken by SWS.

Ms. Sears presented the following proposals from SWS: (i) clean out of the stormwater quality unit located at Break Creek in the amount of \$6,500.00; (ii) clean out of the stormwater quality unit located at Plantation Lakes, Section 4 in the amount of

\$5,250.00; (iii) clean out of the stormwater quality unit located at Ricewood Village, Section 8 in the amount of \$3,738.00; (iv) sediment cleanout of stormwater quality unit located in Plantation Lakes, Sections 10 in the amount of \$3,450.00; and (v) repair of the bar screen located at Brenwood South, Section 2 in the amount of \$1,225.00.

Following review and discussion, Director Medrano moved to approve the following proposals from SWS: (i) clean out of the stormwater quality unit located at Break Creek in the amount of \$6,500.00; (ii) clean out of the stormwater quality unit located at Plantation Lakes, Section 4 in the amount of \$5,250.00; (iii) clean out of the stormwater quality unit located at Ricewood Village, Section 8 in the amount of \$3,738.00; (iv) sediment cleanout of stormwater quality unit located in Plantation Lakes, Sections 10 in the amount of \$3,450.00; and (v) repair of the bar screen located at Brenwood South, Section 2 in the amount of \$1,225.00. 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 discussed the anticipated Change Order to the project due to pricing adjustments associated with the bid date and start date for the project. Discussion ensued regarding funding for the project.

The Board inquired about the appraisal of the 1.6 acre-site located off Kieth Harrow Boulevard.

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 discussed the rotary screen at the wastewater treatment plant and stated the two pillow block bearings need changing. Mr. Harmon then presented a proposal from NTS Pumps, Motors and Controls ("NTS") in the amount of \$7,810.00 for the installation of two pillow block bearings for the rotary screen at the wastewater treatment plant.

Mr. Harmon reported that water accountability for the month is 87.4%. Mr. Harmon reviewed a high water usage accounts report, a copy of which is included in the operator's report. Mr. Harmon discussed action steps H2O is taking to monitor water accountability in the District.

Following discussion, Director Medrano moved to: (1) approve the operator's report; and (2) approve the proposal from NTS in the amount of \$7,810.00 for the changing of the pillow block bearing for the rotary screen at the wastewater treatment plant. Director Hronas 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 Medrano 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 Hronas seconded the motion, which carried unanimously.

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

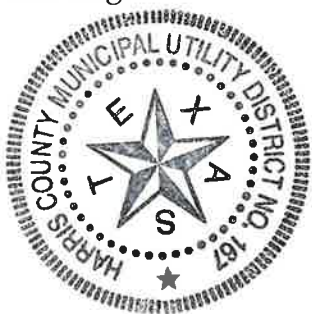
The Board discussed the September WHCRWA meeting.

MINUTES

The Board considered approving the minutes of August 12, 2026, special meeting and August 19, 2026, regular meeting. Director Hronas moved to approve the minutes of the August 12, 2026, special meeting and August 19, 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.

(SEAL)





Secretary, Board of Directors

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