

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 167

March 18, 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 18th day of March, 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 except Director Yeaney, 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 and Morris Harmon of H2O Consulting, Inc. ("H2O"); Robert "Scott" Orr of Kingwood Pressuring Washing ("Kingwood"); Brittany Keeswood of Assessments of the Southwest, Inc. ("ASW"); Jennifer Abad of Municipal Accounts & Consulting, L.P. ("MAC"); Sarah Valladares of Storm Water Solutions, LLC ("SWS"); Jonathan P. Morin 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"); Trevor Shuman of Today's Integration ("T.I."); and Sanjay Bapat, 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 HC SO

Director Hronas 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 requested for T.I. to replace security signs posted in the District.

Mr. Morin updated the Board on lighting in the District. The Board discussed the base plate covers on District light poles. The Board requested for J.P. Morin to make appropriate repairs to the base plate covers on District light poles, as needed.

The Board discussed the opening date for the District splash pad.

GARBAGE COLLECTION AND RECYCLING MATTERS

The Board discussed replacement of damaged trash bins in the District. Discussion ensued regarding contact points for Best Trash, LLC.

REPORT ON GRAFFITI REMOVAL

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

DISTRICT WEBSITE MATTERS

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

The Board requested for Touchstone to post an article to the District website regarding fees associated with late utility bill payments.

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.

The Board inquired about maturing Certificates of Deposit in the general operating fund.

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.

DISCUSS TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES FOR THE ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") WINTER AND SUMMER CONFERENCES

The Board discussed the current Travel Reimbursement Guidelines and allotted Director expenses for the AWBD winter and summer conferences.

Following review and discussion, Director Hronas moved to: (1) implement the following reimbursement guidelines for AWBD expenses: (i) hotel expenses not to exceed \$500.00 per night, plus valet costs per day; (ii) transportation costs, including fuel, not to exceed \$700.00 for the AWBD winter conference and not to exceed \$800.00 for the AWBD summer conference; and (iii) food costs not to exceed \$200.00 per day; and (2) require all expenditure submissions to have an accompanying itemized receipt. Director Buentello seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Keeswood reviewed the monthly tax report, a copy of which is attached, reflecting that 95.75% of the District's 2025 taxes were collected as of February 28, 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.

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 presented a proposal from van Sant in the amount of \$8,555.92 for the installation of hydromulch and fertilization applications along Greenhouse Road at the law enforcement building, in connection to repairs associated with the West Harris County Regional Water Authority ("WHCRWA") waterline project.

The Board inquired about the programming of the irrigation controllers in the District.

Following review and discussion, Director Hronas moved to approve the proposal from van Sant in the amount of \$8,555.92.00 for the installation of hydromulch and fertilization applications along Greenhouse Road the law enforcement building. Director Dean seconded the motion, which passed unanimously.

PARK AND RECREATIONAL FACILITY MATTERS

Mr. Bapat updated the Board on the repair of the sidewalk located at the Villages of Bear Creek in connection to the Precinct 4 Call for Projects. The Board requested for Pape-Dawson, KGA/DeForest Design, LLC, Sergeant Mikel and the Board to conduct a site visit to review the current status of sidewalk repairs at the Villages of Bear Creek.

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

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

Ms. Valladares presented a proposal from Champions for the clean out of the Plantation Lakes, Section 16 storm water quality unit in the amount of \$5,445.00.

The Board requested for Kingwood to remove graffiti located at the Brenwood South Section 1 detention pond.

Following review and discussion, Director Hronas moved to approve the proposal from SWS for the clean out of the Plantation Lakes, Section 16 storm water quality unit in the amount of \$5,445.00. Director Dean seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Wempe discussed engineering matters in the District.

Mr. Wempe updated the Board on the sanitary sewer rehabilitation project.

Mr. Wempe and Mr. Bapat updated the Board on the potential construction of an additional water well to serve the District at a 1.6 acre-site located behind the Harris County Emergency Service District No. 9 ("ESD No. 9") building. Discussion ensued regarding acquisition of the 1.6 acre-site. The Board requested for ABHR to obtain an appraisal of the 1.6 acre-site.

Mr. Wempe and Mr. Hoffman discussed the conversion to surface water at water plant no. 1 and water plant no. 2. The Board inquired about the process for converting to surface water. Discussion ensued regarding the disinfection process for water received by residents. The Board discussed the potential impact of the conversion to surface water on District water rates.

REVIEW EMERGENCY PREPAREDNESS PLAN ("EPP") AND AUTHORIZE FILING
OF UPDATES, IF NECESSARY

Mr. Hoffman stated that the District's consultants have reviewed the District's EPP and no changes are recommended at this time.

The Board inquired about the water noncompliance notification the District received from the Texas Commission on Environmental Quality ("TCEQ"). Mr. Hoffman discussed actions taken by H2O in response to the notification.

REVIEW CRITICAL LOAD SPREADSHEET FOR DISTRICT'S FACILITIES AND AUTHORIZE FILING

Mr. Bapat reviewed the Critical Load Spreadsheet for the District's facilities. Mr. Bapat stated that the District's engineer, bookkeeper, and operator have reviewed the Critical Load Spreadsheet. Following review and discussion, Director Hronas moved to authorize the filing of the Critical Load Spreadsheet and direct that the Spreadsheet be filed appropriately and retained in the District's official records. 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 and Mr. Hoffman discussed the inspection report for the wastewater treatment plant thickener, a copy of which is included in the operations report. Mr. Hoffman discussed repair options for the thickener. The Board concurred for H2O to solicit proposals for the repair of the wastewater treatment plant thickener.

Mr. Morin updated the Board on the motor delivery timeline for the lift pump at lift station no. 4.

Mr. Harmon reported that water accountability for the month is 72.68%. Mr. Harmon stated the water accountability does not include water sold to the WHCRWA. Mr. Harmon stated the temporary meters for the WHCRWA were not available for reading.

Mr. Harmon updated the Board on proposals for the recoating of the 12" water line and 12" sewer force main.

Mr. Harmon updated the Board on the WHCRWA's need to perform a water line offset at Golden Wave Drive and impact on District water lines.

Mr. Harmon and Mr. Hoffman discussed conducting a manhole inspection of the manhole located in Westfield Ranch.

Mr. Harmon updated the Board on the recent inspection performed by the TCEQ at water plant no. 1 and water plant no. 2, regarding the needed containment facilities for the polyphosphate tanks located at water plant no. 1 and water plant no. 2.

The Board reviewed the District's Drought Contingency Plan and determined to make no amendments at this time.

Mr. Hoffman stated H2O will be discussing Rate Order recommendations at the next Board meeting.

Mr. Hoffman stated that H2O is preparing the annual report on implementation of the Water Conservation Plan.

Mr. Vaughan stated that H2O is working on preparation of the water loss audit, which all retail public water suppliers are required to submit to the Texas Water Development Board ("TWDB") once every five years.

Following review and discussion, Director Hronas moved to: (1) approve the operator's report; (2) authorize H2O to solicit proposals for the repair to the wastewater treatment plant thickener; (3) approve the annual report on implementation of the Water Conservation Plan, and direct that the report be filed appropriately and retained in the District's official records; and (4) approve and authorize H2O to file the water loss audit, direct that the audit be filed appropriately and retained in the District's official records, and authorize the District's Operator to submit the audit to the TWDB. Director Dean seconded the motion, which passed unanimously.

Mr. Hoffman reviewed correspondence from the following accounts: (i) account no. 53167- 50998 requesting an adjustment to a utility bill due to a water line leak at the slab; and (ii) account no. 53167- 42105 requesting a review of their utility bill due to unusual water usage. Discussion ensued. Following review and discussion, Director Hronas moved to: (1) deny the request from account no. 53167-50998 and authorize H2O to offer a payment plan and a reduction in the sewer bill; and (2) deny the request from account no. 53167- 42105 for H2O to review the utility bill. 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. 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.

WHCRWA MATTERS

There was no discussion on this agenda item.

2026 DIRECTORS ELECTION MATTERS

Mr. Bapat discussed procedures related to the 2026 Directors Election. He reviewed a Certificate Declaring Unopposed Status of Candidates for Election to the Board of Directors executed by the agent of the Board Secretary stating that the District received two candidate applications for the two director positions for the May 2, 2026, Directors Election.

Mr. Bapat presented an Order Cancelling Election and Declaring Unopposed Candidates Elected to Office stating that the May 2, 2026, Directors Election is cancelled and that the unopposed candidates, Claudia Buentello and Juan Pablo Medrano, are declared elected to office to serve from the May 2, 2026, election until the May 4 , 2026, Directors Election.

Following review and discussion, Director Hronas moved to: (1) accept the Certificate Declaring Unopposed Status of Candidates for Election to the Board of Directors and direct that the Certificate be filed appropriately and retained in the District's official records; and (2) adopt the Order Cancelling Election and Declaring Unopposed Candidates Elected to Office and direct that the Order be filed appropriately and retained in the District's official records Director Dean seconded the motion, which passed unanimously.

MINUTES

The Board considered approving the minutes of the February 18, 2026 regular meeting. Following review and discussion, Director Hronas moved to approve the minutes of the February 18, 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)



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