MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 167

October 21, 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 21st day of October, 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: Philip Hronas, resident of the District; Jacob van Sant of van Sant Landscape Management ("van Sant"); Chris Hoffman, Donnice Hoffman and Morris Harmon of H2O Consulting, Inc. ("H2O"); Kristen Scott 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"); Dane Turner of Best Trash, LLC ("Best Trash"); Robert Wempe of Pape-Dawson Engineers, Inc. ("Pape-Dawson"); Brandon West of Touchstone District Services ("Touchstone"); Robert "Scott" Orr of Kingwood Pressure Washing ("Kingwood"); Trevor Shuman of Today's Integration ("T.I."); Sergeant Patrick Mikel and Deputy Jesse Bell 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 being no 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's drainage system and the responsible parties. Discussion ensued regarding monitoring of the areas where the oil was dumped into the District's drainage system.

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 Plantation Lakes, Section 3 stormwater quality unit and mitigation measures taken by SWS. The Board inquired about the procedures for reporting unauthorized dumping of oil and associated consequences.

Ms. Sears presented a proposal from SWS in the amount of $2,075.00 for the clean out of the inlet located at the Plantation Lakes, Section 3 stormwater quality unit. The Board inquired about the clean out process.

Following review and discussion, Director Medrano moved to: (1) approve the stormwater quality maintenance report; and (2) approve the proposal from SWS in the amount of $2,075.00 for the clean out of the inlet located at the Plantation Lakes, Section 3 stormwater quality unit. Director Hronas seconded the motion, which passed unanimously.

SECURITY MONITORING MATTERS

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

Mr. Shuman discussed security monitoring for the Brenwood South stormwater quality unit and Plantation Lakes, Section 3 stormwater quality unit, in relation to the unauthorized dumping of oil.

Mr. Shuman presented a proposal from T.I. in the amount of $23,823.99 for the installation of a camera pole and security camera system at site 1 of the Villages of Bear Creek ("VOBC") trail.

Following review and discussion, Director Hronas moved to approve the proposal from T.I. in the amount of $23,823.99 for the installation of a camera pole and security camera system at site 1 of the VOBC trail. Director Buentello seconded the motion, which passed unanimously.

GARBAGE COLLECTION AND RECYCLING MATTERS

Mr. Turner discussed garbage collection pickup times in the District.

Mr. Turner discussed a new service to be provided by Best Trash, monthly collection of household hazardous waste, and answered questions from the Board. The

Board requested for Best Trash to prepare a proposal to present at the next Board meeting for the service.

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 stated Kingwood offers a service for the removal of bandit signs along District property. Discussion ensued. The Board requested for Kingwood to prepare a proposal to present at the next Board meeting for the service.

DISTRICT WEBSITE MATTERS

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

Mr. Hoffman requested for Touchstone to post information to the District's website and send a text alert to residents of VOBC regarding the upcoming sanitary sewer rehabilitation project.

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.

ATTORNEY'S REPORT

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 then 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.

The Board next 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.

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

Following review and discussion, Director Hronas moved to: (1) 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; (2) 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; and (3) approve the Annual Report and authorize filing as discussed. Director Dean seconded the motion, which carried unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Scott reviewed the monthly tax report reflecting that 98.92% of the District's 2025 taxes were collected as of September 30, 2026.

Ms. Scott 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.

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.

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

Mr. Vaughan stated that notice was published of the public hearing to be held at today's meeting regarding adoption of the District's proposed 2026 total tax rate of $0.88 per $100 of assessed value.

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

Ms. Moran discussed the impact of tax rates for debt service and operations and maintenance, in relation to the upcoming bond sale. Discussion ensued.

Mr. Vaughan then reviewed an Order Levying Taxes reflecting the proposed 2026 tax rate of $0.86 per $100 of assessed valuation, with $0.49 allocated for the District's debt service requirements and $0.37 allocated for operations and maintenance. Mr. Vaughan 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 Buentello moved to: (1) adopt the Order Levying Taxes reflecting a total 2026 tax rate of $0.86 per $100 of assessed valuation, with $0.49 allocated for the District's debt service requirements and $0.37 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 a 3-2 vote, with Directors Hronas and Yeaney opposed.

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 stated van Sant conducted a final site visit at the law enforcement building to assess needed repairs of the property, in connection with the West Harris County Regional Water Authority ("WHCRWA") waterline project. Mr. van Sant then presented a proposal from van Sant in the amount of $4,670.00 for landscaping and irrigation improvements for the law enforcement building.

Following review and discussion, Director Hronas moved to approve the proposal from van Sant in the amount of $4,670.00 for landscaping and irrigation improvements for the law enforcement building. Director Dean seconded the motion, which passed unanimously.

Director Yeaney updated the Board on 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 discussed the use of River Knoll park as a staging area for the sanitary sewer rehabilitation project and impact on the park during the project. The Board requested the following actions in relation to the project: (i) Pape-Dawson to verify the start date for the project; (ii) van Sant and J.P. Morin to conduct a site visit of the staging area prior to the start date of the project; and (iii) van Sant to turn off the irrigation system for the park, once the project commences.

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. The Board inquired about costs associated with the project.

Mr. Morin updated the Board on lighting in the District and the installation of benches along District trails.

The Board inquired about the repair needed for a retaining wall located at 5430 Summit Lodge Drive. The Board requested for Mr. Vaughan and Director Yeaney to follow up with the resident at 5430 Summit Lodge Drive regarding the repair.

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. Discussion ensued regarding District and residential property that would be affected by the project and restoration of the affected areas. The Board inquired about the timeline for communications with residents impacted by the project.

Mr. Wempe updated the Board on the surface water conversion project at water plant no. 2. Mr. Wempe stated bids for the project will be presented at the next Board meeting.

Mr. Wempe updated the Board on bond application no. 12 and stated the application is in final review with the consultants. Mr. Wempe reviewed projects to be included in the bond application and stated the final summary of costs for the bond application is $8,665,000.

The Board then considered adopting a Resolution Authorizing Application to the TCEQ for Approval of Project and Bonds.

Following review and discussion, Director Hronas moved to adopt a Resolution Authorizing Application to the TCEQ for Approval of Project and Bonds. 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. Hoffman discussed a concern from a resident regarding the odor at the District's wastewater treatment plant and actions taken by H2O and the TCEQ. The Board inquired about actions that can be taken to mitigate odors at the District's wastewater treatment plant. Mr. Hoffman discussed the installation of an injection system at lift station no. 3 and the wastewater treatment plant. Mr. Hoffman then presented a proposal from SuperAll Environmental ("SuperAll") in the amount of $5,000.00 for the installation of an injection system at lift station no. 3 and the wastewater treatment plant and $11,760.00 for monthly operating costs of the injection system.

Mr. Hoffman and Mr. Vaughan updated the Board on the pending claim for water well no. 2 located at water plant no. 1.

Mr. Harmon reported that water accountability for the month is 90.37%. The Board inquired about the high water usage accounts and potentially installing smart meters for those accounts.

Mr. Morin updated the Board on the water line crossing coating.

Mr. Hoffman stated the District received an acceptance letter from the TCEQ regarding the chloramine conversion at water plant no. 1. Mr. Hoffman discussed required testing associated with the chloramine conversion.

Following discussion, Director Medrano moved to: (1) approve the operator's report; and (2) approve the proposal from SuperAll in the amount of $5,000.00 for the installation of an injection system at lift station no. 3 and the wastewater treatment plant and $11,760.00 for monthly operating costs of the injection system. Director Hronas 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. The Board then conducted a hearing on the termination of water and sewer service to property owners with delinquent property taxes owed to the District. It was reported that Perdue Brandon mailed notice of the hearing to the property owners on the delinquent tax report prior to this meeting in accordance with Section 49.212, Texas Water Code. There being no property owners present for the hearing, the Board closed the hearing. Following review and discussion, Director Hronas moved that: (1) because the customers 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; and (2) water and sewer service be terminated to the property owners identified in the delinquent tax report from Perdue Brandon who failed to respond in accordance with Section 49.212, Texas Water Code, subject to confirmation that such accounts are owner-occupied properties. Director Dean seconded the motion, which carried unanimously.

REAL ESTATE MATTERS, INCLUDING AUTHORIZATION OR ACCEPTANCE OF APPRAISAL REPORTS, ENVIRONMENTAL SITE ASSESSMENTS, PURCHASE AND SALE AGREEMENTS, ACCEPT DEEDS AND EASEMENTS, AND AUTHORIZE APPROPRIATE ACTION

Mr. Vaughan updated the Board on the 1.6-acre site located off Keith Harrow Boulevard, in connection with the potential acquisition of the property for the construction of water well no. 4. Mr. Vaughan then discussed the acquisition process and took questions from the Board.

WHCRWA MATTERS

The Board discussed the October WHCRWA meeting.

MINUTES

The Board considered approving the minutes of September 8, 2026, special meeting, September 9, 2026, special meeting and September 16, 2026, regular meeting. Director Hronas moved to approve the minutes of September 8, 2026, special meeting, September 9, 2026, special meeting and September 16, 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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