MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 504

August 7, 2026

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 504 (the "District") met in regular session, open to the public, on the 7th day of August, 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas, outside the boundaries of the District, and by videoconference, with access available to the public, pursuant to Chapter 551.127 of the Texas Government Code, and the roll was called of the members of the Board present in person:

John Hernandez	President
Ebony McGowen	Vice President
Kedrin Bell	Secretary
Anthony Turner	Assistant Secretary
Kimberly Badu	Assistant Vice President

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

Also present at the meeting either in person or via videoconference were Rosa Hudson, member of the public; James Stubblefield, director of Trail of the Lakes Municipal Utility District ("TL MUD"); Daniel Fein of Martin Fein Interests, Ltd.; Kelli Drackett of Read King; Craig Rathmann and Lacey Labruzzo of Rathmann & Associates, Inc.; Harry Rockwood and William Tabor, directors of Harris County Municipal Utility District No. 412 ("HC 412"); Jenna Craig of Touchstone District Services ("Touchstone"); Chip Patronella of Ethoscapes, LLC ("Ethoscapes"); Christina Ferguson of Myrtle Cruz, Inc.; Sergeant Blake Elmer of Harris County Constable's Office ("HCCO"); Rachel Sternberg of BGE, Inc. ("BGE"); Tyler Hallmark of Assessments of the Southwest, Inc.; Trina Kilgore of Inframark Water & Infrastructure Services ("Inframark"); and Christina Miller, Audrey Briscoe, and Jennifer Ramirez of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Mr. Stubblefield inquired about the road construction along Rankin Road. Ms, Sternberg explained that the construction is part of the District's Groves North retail public infrastructure project. Mr. Stubblefield stated that the portion of the road that has been reduced to one lane due to the construction is causing a safety issue for 18-wheeler trucks driving to TL MUD's wastewater treatment plant and residents going to the local dog park. He requested the roadway be re-opened as quickly as possible. Ms. Sternberg discussed the construction schedule, noting that construction should be completed within the next month.

The Board reviewed correspondence from a resident regarding security concerns in the District, a copy of which is attached. Sergeant Elmer discussed the concerns and recommended residents report incidents to the HCCO. He also noted that HCCO no longer has access to The Groves Community Association ("HOA") security cameras. Director Badu stated that she would reach out to the HOA to request the HCCO be given access to the HOA's security cameras.

Director Hernandez discussed a request from a resident for a walking trail around the detention pond near Groves Elementary School.

The Board reviewed correspondence from a resident requesting the installation of trees behind his residence on Gramina Way, a copy of which is attached. Ms. Miller stated that this item will be discussed in Executive Session.

APPROVE MINUTES

The Board reviewed the minutes of the July 10, 2026, regular meeting. After review and discussion, Director Bell moved to approve the minutes of the July 10, 2026, regular meeting, as presented. Director Turner seconded the motion, which passed unanimously.

UPDATE FROM HC 412, INCLUDING REPORT FROM JOINT FACILITIES COMMITTEE

Mr. Rockwood reviewed an update provided by HC 412 on the status of the joint facilities, including repairs and maintenance conducted during the previous month and water usage.

Mr. Rockwood discussed the loss of water pressure that occurred on July 30, 2026, due to a power failure at the water plant. He stated that the control panel transfer switch from the water plant to the generator did not turn on when the power failed, which caused the loss of water pressure. Mr. Rockwood stated that a boil water notice was not necessary and HC 412's operator is investigating the transfer switch failure with the equipment's manufacturer. Discussion ensued regarding the failure.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Ferguson reviewed the bookkeeper's report, a copy of which is attached, and reviewed the bills of the District submitted for payment.

After review and discussion, Director McGowen moved to approve the bookkeeper's report and payment of the bills. Director Hernandez seconded the motion, which passed unanimously.

AMEND BUDGET FOR FISCAL YEAR END JUNE 30, 2027

The Board reviewed the proposed amended budget for the District for the fiscal year ending June 30, 2027, a copy of which is attached to the bookkeeper's report.

After review and discussion, Director McGowen moved to adopt the amended budget for the District for the fiscal year ending June 30, 2027, as presented. Director Hernandez seconded the motion, which passed unanimously.

REPORT FROM COMMUNICATIONS COMMITTEE, INCLUDING DISTRICT WEBSITE MATTERS

The Board reviewed the monthly communications report prepared by Touchstone, a copy of which is attached. The Board discussed adding information to the District's website regarding security, including HCCO's contact information.

REPORT FROM BEST TRASH

The Board reviewed a report on garbage collection and recycling services in the District from Best Trash, a copy of which is attached.

SECURITY MATTERS, INCLUDING CONSTABLE'S REPORT, REPORT FROM THE SECURITY COMMITTEE, AND APPROVE INTERLOCAL AGREEMENT FOR LAW ENFORCEMENT SERVICES

Sergeant Elmer reviewed the security report from the HCCO, a copy of which is attached.

The Board reviewed the proposed Interlocal Agreement for Law Enforcement Services with Harris County.

After review and discussion, Director Bell moved to approve the Interlocal Agreement for Law Enforcement Services and direct that it be filed appropriately and retained in the District's official records. Director McGowen seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Mr. Hallmark reviewed the tax assessor/collector's report, a copy of which is attached, and reviewed the District's delinquent tax roll. He reported that the District's 2025 taxes were 99.02% collected as of July 31, 2026.

Following review and discussion, Director Turner moved to approve the tax assessor/collector's report and payment of the tax bills. Director Bell seconded the

motion, which passed unanimously.

REPORT ON DETENTION AND DRAINAGE FACILITIES

The Board reviewed the report on the maintenance of the District's storm water quality features prepared by Storm Water Solutions, LLC, a copy of which is attached.

Mr. Patronella reviewed the report on mowing and maintenance in the District, a copy of which is attached.

Mr. Patronella stated that the District received correspondence from a resident stating that roots from a tree in a District reserve along Woodbourne Forest Drive adjacent to her property were growing under her home's foundation. He reviewed a proposal in the amount of $4,992.00 for the maintenance of trees and tree roots in the reserve, a copy of which is attached, based on a site visit conducted by Ethoscapes' arborist. Discussion ensued regarding the resident's concern. After discussion, the Board requested that Ethoscapes' arborist provide a written report on his findings, including pictures and recommendations. The Board tabled consideration of the proposal, pending receipt of additional information from Ethoscapes.

CONSIDER PROPOSAL FOR PROPOSED CELLULAR TOWER

Ms. Briscoe updated the Board on the status of discussions with TowerNorth Development ("TowerNorth") regarding proposed lease terms for a possible cellular tower. Discussion ensued regarding the previously presented lease terms from TowerNorth. After discussion, the Board directed ABHR to request from TowerNorth a proposed lease agreement, a proposed site plan, and an increase in the amount of the proposed one-time purchase option for the Board's consideration at the next regular meeting.

OPERATION OF DISTRICT FACILITIES

Ms. Kilgore presented an operator's report, a copy of which is attached, and reviewed it with the Board.

Ms. Kilgore updated the Board on the request for a utility bill adjustment from a resident on Beechwood Forest Way. She stated that Inframark is still working on calculating the bill adjustment based on the Board's leak adjustment policy.

Ms. Kilgore reviewed changes recommended by Inframark to the District's water and sewer rates, a copy of which is attached. The Board concurred to consider amending the District's Rate Order at the next regular meeting.

After review and discussion, Director Turner moved to approve the operator's report. Director Hernandez seconded the motion, which passed unanimously.

HEARING ON TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS AND AUTHORIZE TERMINATION OF SERVICE

Ms. Kilgore presented a list of delinquent customers and reported the residents on the termination list were delinquent in payment of their water and sewer bills and were given written notification, in accordance with the District's Rate Order, prior to the meeting of the opportunity to appear before the Board to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment. Following review and discussion, Director Turner moved to authorize termination of delinquent accounts in accordance with the District's Rate Order and direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director Hernandez seconded the motion, which passed unanimously.

ENGINEER'S REPORT

Ms. Sternberg reviewed the engineer's report, a copy of which is attached.

GROVES NORTH RETAIL PUBLIC INFRASTRUCTURE

Ms. Sternberg updated the Board on the status of construction of the Groves North retail public infrastructure project. She stated that she had no pay estimates from C.E. Barker Ltd. for the Board's approval.

LIFT STATION NO. 1 EXPANSION AND GENERATOR ADDITION

Ms. Sternberg updated the Board on the status of design and ultimate sizing of the proposed lift station no. 1 expansion and generator addition.

LIFT STATION NOS. 2 AND 3 GENERATOR ADDITIONS

Ms. Sternberg updated the Board on the status of construction of the lift station nos. 2 and 3 generator addition project. She stated that she had no pay estimates from C.F. McDonald Electric, Inc. for the Board's approval.

DISTRICT CAPITAL IMPROVEMENT PLAN ("CIP") AND JOINT CIP WITH HC 412

Ms. Sternberg stated that the wastewater treatment plant expansion study is ongoing.

COMMERCIAL DEVELOPMENT AND DISTRICT PLAN REVIEW

Ms. Sternberg updated the Board on the status of commercial development and plan reviews in the District, as reflected in her report.

UTILITY COMMITMENT LETTERS

There was no discussion on this agenda item.

OTHER ENGINEERING MATTERS

Ms. Sternberg reported damage to the curb at the intersection of Woodland Hills and Madera Run Parkway. She reviewed a proposal from Kayro Solutions with two options for repair of the curb: Option 1 in the amount of $1,764.00, utilizing Quikrete, and Option 2 in the amount of $2,448.00, utilizing ready mix concrete. After discussion, the Board directed BGE to submit a request to Harris County Precinct 3 for repair of the curb damage. The Board concurred to proceed with the repair if Harris County Precinct 3 declines to repair the curb.

After review and discussion, Director Badu moved to (1) approve the engineer's report; and (2) approve the proposal for the Option 1 curb repair, utilizing 4,000 psi Quikrete, if Harris County Precinct 3 declines to repair the curb. Director Bell seconded the motion, which passed unanimously.

UPDATE ON BOND APPLICATION NO. 10

Ms. Sternberg updated the Board on the status of preparation of bond application no. 10.

DEEDS AND EASEMENTS

There was no discussion on this agenda item.

LANDSCAPING REPORT

The Board reviewed the landscape architect's report prepared by TBG Partners, a copy of which is attached.

REPORT ON DEVELOPMENT

Mr. Fein updated the Board on the future development of the 17-acre tract that is intended to be developed as a multi-family residential development.

Ms. Drackett updated the Board on the status of Read King's commercial and multifamily development.

CONVENE IN EXECUTIVE SESSION TO CONSULT WITH ATTORNEY, PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE

The Board convened in Executive Session at 1:42 p.m. pursuant to Section 551.071 of the Texas Government Code to conduct a private consultation with their attorney. Ms. Miller, Ms. Briscoe, Ms. Ramirez, and Ms. Sternberg also were present. Ms. Miller requested the presence of Ms. Sternberg in this Executive Session in order for the Board to obtain the necessary legal advice from its attorney, and the Board concurred to have her present.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION

The Board reconvened in Open Session at 1:51 p.m. No action was taken by the Board.

DISTRICT ACTION ITEMS LIST

The Board reviewed the action list and noted items to be included and removed from the list.

ENGINEER'S REPORT (CONT'D)

The Board discussed the proposed joint permanent wastewater treatment plant project with HC 412.

The Board discussed the September meeting schedule. After discussion, the Board concurred to reschedule the September meeting for September 11, 2026, at noon.

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

(SEAL)

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 504 TEXAS

Secretary, Board of Directors

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