

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 504

March 6, 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 6th day of March, 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 Rod Rudine of Texas Groundworks Management, Inc. (“TGM”); Kelli Drackett of Read King; Phil Halbert of Storm Water Solutions, LLC (“SWS”); Josh LaMartina of TBG Partners; Jenna Craig of Touchstone District Services (“Touchstone”); Harry Rockwood, director of Harris County Municipal Utility District No. 412 (“HC 412”); Perry Miller of Champions Hydro-Lawn, Inc. (“Champions”); Corporal Oswaldo Alvarez of Harris County Constable’s Office (“HCCO”); Christina Ferguson of Myrtle Cruz, Inc. (“MCI”); Kevin Gilligan of BGE, Inc. (“BGE”); Monica Garcia of Assessments of the Southwest, Inc.; Trina Kilgore of Inframark Water & Infrastructure Services (“Inframark”); and Sanjay Bapat, Elizabeth Cone, and Jennifer Ramirez of Allen Boone Humphries Robinson LLP (“ABHR”).

PUBLIC COMMENTS

Mr. Rudine reviewed a sample proposal from TGM for removal of two dead trees, a copy of which is attached.

APPROVE MINUTES

The Board reviewed the minutes of the February 6, 2026, regular meeting and the January 16, 2026, special meeting. Ms. Ramirez stated that Director McGowen requested a revision to the minutes of the February 6, 2026, regular meeting, which the Board discussed. After review and discussion, Director Bell moved to approve the

minutes of the February 6, 2026, regular meeting, revised as discussed, and the January 16, 2026, special meeting, as presented. Director Hernandez seconded the motion, which passed unanimously.

2026 DIRECTORS ELECTION

Ms. Cone presented a Certificate Declaring Unopposed Status of Candidates for Election to the Board of Directors executed by the Board Secretary stating that the District received two candidate applications for the two director positions for the May 2, 2026, Directors Election. Following review and discussion, Director Turner moved to 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. Director Hernandez seconded the motion, which passed unanimously.

Ms. Cone 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, Anthony Turner and Ebony McGowen, are declared elected to office to serve from the May 2, 2026, Directors Election until the May 4, 2030, Directors Election. Following review and discussion, Director Turner moved to 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 Hernandez 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.

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 conducted the annual review of the District's Emergency Communication Plan.

REPORT FROM BEST TRASH

There was no discussion on this agenda item.

SECURITY MATTERS, INCLUDING CONSTABLE'S REPORT AND REPORT FROM THE SECURITY COMMITTEE

Corporal Alvarez reviewed the security report from the HCCO, a copy of which is attached.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Garcia reviewed the tax assessor/collector's report, a copy of which is attached, and reviewed the District's delinquent tax roll. She reported that the District's 2025 taxes were 96.78% collected as of February 28, 2026.

Following review and discussion, Director McGowen moved to approve the tax assessor/collector's report and payment of the tax bills. Director Turner seconded the motion, which passed unanimously.

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. She also requested the Board approve additional check no. 3034 in the amount of \$134,073.90, payable to McDonald Municipal and Industrial.

After review and discussion, Director Turner moved to approve the bookkeeper's report and payment of the bills, including check no. 3034 as detailed above. Director Hernandez seconded the motion, which passed unanimously.

Ms. Ferguson reviewed a proposed Amended and Restated Agreement for Bookkeeping Services, which updates MCI's schedule of fees.

After review and discussion, Director Hernandez moved to approve the Amended and Restated Agreement for Bookkeeping Services with MCI, subject to final review, and direct that it be filed appropriately and retained in the District's official records. Director Badu seconded the motion, which passed unanimously.

REPORT ON DETENTION AND DRAINAGE FACILITIES

Mr. Halbert reviewed the report on the maintenance of the District's storm water quality features, a copy of which is attached. He then reviewed a proposal from SWS in the amount of \$4,237.00, a copy of which is attached, for cleanout of the West Lake Grove Drive storm water quality feature ahead of the annual permit renewal.

After review and discussion, Director Bell moved to approve the proposal in the amount of \$4,237.00. Director McGowen seconded the motion, which passed

unanimously.

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

Mr. Miller reviewed a proposal in the amount of \$20,119.80, a copy of which is attached, for repair of the Williams Gully outfall. After review and discussion, Director Bell moved to approve the proposal in the amount of \$20,119.80. Director Turner seconded the motion, which passed unanimously.

The Board discussed concerns reported by a resident of standing water in the drainage swale located behind Tranquility Grove Drive. Ms. Ramirez stated that the drainage swale was previous regraded the prior fall. Mr. Miller reported that the resident at 16662 Tranquility Grove Drive has installed a drain upon District property adjacent to their residence, which is contributing to the standing water in the drainage swale. He also stated that there is evidence of four-wheeler activity along the swale, which is causing tire ruts due to the saturated ground. After discussion, the Board concurred to authorize ABHR to send correspondence to the resident regarding removal of the unauthorized drain and restoration of the site, and table discussion of further action until the drain have been removed.

The Board discussed the correspondence sent to the resident of Little Woodstar Court regarding unauthorized use of District property. Mr. Miller stated that the debris has been removed and Champions will confirm the damage has been repaired.

CONSIDER PROPOSAL FOR PROPOSED CELLULAR TOWER

The Board discussed a proposal from TowerNorth regarding the potential installation of a cellular tower on District property. Ms. Cone stated that, after reviewing the proposed location, BGE reported that a cellular tower cannot be installed in the proposed location because the location is a drill site with use restrictions.

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 stated that lift pump no. 1 at lift station no. 1 requires repair in the amount of \$16,209.00 or replacement in the amount of \$26,064.00. She stated that Inframark recommends replacement. After review and discussion, Director McGowen moved to approve the replacement of lift pump no. 1 at lift station no. 1 in the amount of \$26,064.00. Director Bell seconded the motion, which passed by a vote of 4-1, with Director Hernandez opposed.

Ms. Kilgore reviewed a request for a utility bill adjustment from a resident on Beechwood Forest Way. She stated that for a period of approximately four months, the resident was only paying the base bill each month due to the meter reporting zero usage. Ms. Kilgore stated that once the meter was reprogrammed and the correct usage was obtained, the resident was billed for her actual four-month usage, minus the amounts already paid. She stated that Inframark confirmed the amounts billed were in line with the resident's historical usage and the meter has since been replaced. After discussion, the Board tabled consideration of the request for a utility bill adjustment, pending additional water usage monitoring by Inframark with the new meter.

Ms. Kilgore reviewed eight abandoned accounts with an outstanding balance in excess of \$25.00 and requested authorization to turn over the accounts to a collection agency to pursue collection.

After review and discussion, Director Turner moved to (1) approve the operator's report; and (2) authorize Inframark to turn over the recommended accounts with an outstanding balance in excess of \$25.00 to a collection agency. Director McGowen 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 McGowen seconded the motion, which passed unanimously.

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

The Board reviewed the Critical Load Spreadsheet for the District's facilities. Ms. Cone stated that the District's engineer, bookkeeper, and operator have also reviewed the Critical Load Spreadsheet.

Following reviewed discussion, Director Hernandez moved to authorize the annual filing of the updated Critical Load Spreadsheet. Director Bell seconded the motion, which passed unanimously.

APPROVE AND AUTHORIZE OPERATOR TO FILE WATER LOSS AUDIT

Ms. Cone stated that Inframark 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 once every five years.

After review and discussion, Director Hernandez moved to approve and authorize Inframark to file the water loss audit. Director Badu seconded the motion, which passed by unanimous vote.

ANNUAL REVIEW OF DROUGHT CONTINGENCY PLAN

Ms. Cone reviewed the District's Drought Contingency Plan and stated that no changes are recommended at this time. The Board concurred to make no changes.

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

Ms. Cone discussed the District's EPP and requirements to file any updates with the Texas Commission on Environmental Quality and other required entities. After discussion, Director McGowen moved to authorize BGE to update the District's EPP and submit the updated pages to all required entities, if necessary. Director Badu seconded the motion, which passed unanimously.

ENGINEER'S REPORT

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

MADERA RUN PARKWAY EXPANSION (FROM HICKORY ARROYO DRIVE TO RADURA ROAD)

Mr. Gilligan updated the Board on the status of the Madera Run Parkway expansion (from Hickory Arroyo Drive to Radura Road) project. He stated that he had no pay estimates from Precise Services, Inc. for the Board's approval.

GROVES NORTH RETAIL PUBLIC INFRASTRUCTURE

Mr. Gilligan updated the Board on the status of construction of the Groves North retail public infrastructure project. He stated that he had no pay estimates from C.E. Barker Ltd. for the Board's approval.

LIFT STATION NO. 1 EXPANSION AND GENERATOR ADDITION

Mr. Gilligan 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

Mr. Gilligan updated the Board on the status of construction of the lift station nos. 2 and 3 generator addition project. He reviewed and recommended approval of Pay Estimate No. 2 in the amount of \$134,073.90, submitted by C.F. McDonald Electric, Inc. ("C.F. McDonald").

After review and discussion, Director Hernandez moved to approve Pay Estimate No. 2 in the amount of \$134,073.90 to C.F. McDonald, as recommended. Director Bell seconded the motion, which passed unanimously.

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

Mr. Gilligan stated that the wastewater treatment plant expansion study is ongoing.

COMMERCIAL DEVELOPMENT AND DISTRICT PLAN REVIEW

Mr. Gilligan updated the Board on the status of commercial development and plan reviews in the District, as reflected in his report.

UTILITY COMMITMENT LETTERS

There was no discussion on this agenda item.

OTHER ENGINEERING MATTERS

There was no discussion on this agenda item.

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

DEEDS AND EASEMENTS

The Board considered accepting a storm sewer easement from RK Groves, LLC to the District (the "Easement"). Ms. Cone then reviewed the terms of a proposed letter agreement with RK Groves, LLC regarding allowable encroachments within the Easement and informed the Board it is on the form negotiated with RK Groves, LLC for all easements granted to the District.

Following review and discussion, Director Hernandez moved to (1) accept the Easement from RK Groves, LLC, subject to receipt, and direct that it be filed appropriately and retained in the District's official records; and (2) approve the letter agreement with RK Groves, LLC and direct that it be filed appropriately and retained in the District's official records. Director Badu seconded the motion, which passed unanimously.

LANDSCAPING REPORT

Mr. LaMartina reviewed the landscape architect's report, a copy of which is attached.

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

REPORT ON DEVELOPMENT

There was no discussion on this agenda item.

DISTRICT ACTION ITEMS LIST

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

The Board discussed the District's regular meeting schedule for April. After discussion, the Board concurred to cancel the regular meeting in April and hold the next meeting on May 1, 2026.

REPORT FROM COMMUNICATIONS COMMITTEE, INCLUDING DISTRICT WEBSITE MATTERS (CONT'D)

The Board discussed concerns from The Groves Community Association ("HOA") regarding future collaboration with the District. The Board discussed establishing communication protocols with the HOA. After discussion, the Board concurred to designate Director Badu, with Director McGowen as an alternate, as the District's official liaison with the HOA. The Board concurred to amend the Resolution Establishing District Committees at the next regular meeting.

ENGINEER'S REPORT (CONT'D)

Director Hernandez reported on joint facilities matters, including the discussions with HC 412 regarding the management and administration of the contract for construction of the permanent wastewater treatment plant.

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

(SEAL)



A handwritten signature in cursive script, appearing to read "Fred Bell".

Secretary, Board of Directors

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