

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 504

September 5, 2025

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 5th day of September, 2025, 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 except Director Hernandez, thus constituting a quorum.

Also present at the meeting either in person or via videoconference were Theresa Milette, resident of the District; Cameron Whitley, member of the public; Daniel Fein of Martin Fein Interests, Ltd. (“Fein”); Kelli Drackett of Read King; Tiffany Darst of Ashlar Development; April Weems of TBG Partners (“TBG”); Jenna Craig of Touchstone District Services (“Touchstone”); Paul Schneider and Harry Rockwood, directors of Harris County Municipal Utility District No. 412 (“HC 412”); Jenna Craig of Touchstone District Services; Christina Ferguson of Myrtle Cruz, Inc.; Corporal Oswaldo Alvarez of Harris County Constable’s Office (“HCCO”); Chip Patronella of Champions Hydro-Lawn, Inc. (“Champions”); Ryan Lesikar, 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. Whitley introduced himself to the Board.

The Board reviewed correspondence from a resident regarding the Tranquility Groves cul-de-sac improvement project, a copy of which is attached.

The Board reviewed correspondence from a resident regarding noise concerns related to the commercial development, a copy of which is attached.

APPROVE MINUTES

The Board reviewed the minutes of the August 1, 2025, regular meeting. After review and discussion, Director Bell moved to approve the minutes of the August 1, 2025, 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.

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 reviewed the proposed Emergency Communication Plan for the District.

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 AND REPORT FROM THE SECURITY COMMITTEE

Corporal Alvarez reviewed the security reports for the months of July and August from the HCCO, copies of which are attached.

The Board reviewed a letter from the HCCO regarding an upcoming rate increase for the 2027 contract year, a copy of which is attached.

In response to an inquiry from the Board regarding the use of four-wheelers and golf carts on public roads, Corporal Alvarez stated that four-wheelers are not legally permitted to be used on public roads. He stated that golf carts are permitted to be used on public roads, subject to compliance with certain legal requirements.

SERIES 2025A UNLIMITED TAX BONDS

The Board tabled this agenda item.

DISCUSS 2025 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING

The Board tabled this agenda item.

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 2024 taxes were 99.58% collected as of August 31, 2025.

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

RENEWAL OF DISTRICT'S INSURANCE POLICIES

The Board reviewed a proposal from McDonald & Wessendorff Insurance for renewal of the District's insurance policies. Following review and discussion, Director McGowen moved to approve the proposal for renewal of the District's insurance policies. Director Bell seconded the motion, which passed unanimously.

CONDUCT ANNUAL REVIEW OF INVESTMENT POLICY AND ADOPT RESOLUTION REGARDING ANNUAL REVIEW OF INVESTMENT POLICY

The Board reviewed the District's Investment Policy and concurred no changes were necessary at this time. After review and discussion, Director Turner moved to 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. Director Badu seconded the motion, which passed unanimously.

REVIEW, REVISE AND ADOPT RESOLUTION ESTABLISHING THE AUTHORIZED DEPOSITORY INSTITUTIONS AND ADOPTING LIST OF QUALIFIED BROKER/DEALERS WITH WHOM THE DISTRICT MAY ENGAGE IN INVESTMENT TRANSACTIONS

The Board considered adopting a resolution that approves a list of authorized depository institutions and a list of qualified broker/dealers with whom the District may engage in investment transactions. After review and discussion, Director Turner moved to adopt the Resolution Adopting a List of Authorized Depository Institutions and a 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. Director Badu 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.

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

ANNUAL REPORT TO BOND REVIEW BOARD

Mr. Bapat presented a memorandum regarding the required submission of an annual report to the Bond Review Board containing certain information about the District's voter-approved but unissued bonds, a copy of which is attached, and stated that ABHR will work with the District's consultants to prepare and submit the annual report by the September 30th deadline.

REPORT ON DETENTION AND DRAINAGE FACILITIES

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

Mr. Patronella reviewed a proposal for vegetation clearing and debris removal along certain District-owned wooded reserves in the amount of \$24,940.00, a copy of which is attached. The Board discussed the scope and pricing of the proposal. After discussion, the Board requested that Inframark obtain a proposal from Zavala Landscaping for the vegetation clearing and debris removal for same area. The Board tabled discussion on the proposal from Champions.

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.

REQUEST FROM WEST LAKE CHURCH ("WEST LAKE") REGARDING POTENTIAL USE OF TEMPORARY SEPTIC SYSTEM

Mr. Bapat stated that West Lake is constructing Phase 1 of an expansion project and has requested one equivalent single-family connection ("ESFC") of water and wastewater capacity. He stated that BGE has prepared the associated nontaxable user fee for the requested ESFC of capacity.

The Board reviewed a letter from West Lake, a copy of which is attached, requesting the District issue a capacity letter for one ESFC and requesting the Board allow West Lake to defer the portion of the nontaxable user fee that is attributed to the construction of the future permanent wastewater treatment plant until the West Lake begins Phase 2 of the expansion project. After discussion, the Board concurred to defer the portion of the nontaxable user fee that is attributed to the construction of the future permanent wastewater treatment plant.

After review and discussion, Director Turner moved to (1) authorize BGE to issue a capacity letter for one ESFC; and (2) approve the revised nontaxable user fee calculation. Director Badu seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES

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

Following review and discussion, Director Turner moved to approve the operator's report. 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.

ENGINEER'S REPORT

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

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

Mr. Lesikar 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.

WOODLAND HILLS DRIVE AT PINE PEAK WAY TRAFFIC SIGNAL

Mr. Lesikar updated the Board on the status of construction of the Woodland Hills Drive at Pine Peak Way Traffic Signal project. He stated that he had no pay estimates from Third Coast Services LLC for the Board's approval.

GROVES NORTH RETAIL PUBLIC INFRASTRUCTURE

Mr. Lesikar 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. Lesikar 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. Lesikar r updated the Board on the status of construction of the lift station nos. 2 and 3 generator addition project. He stated that he had no pay estimates from C.F. McDonald Electric, Inc. for the Board's approval.

REHABILITATION OF GROUND STORAGE TANK NO. 2 (INTERIOR AND EXTERIOR) AND GROUND STORAGE TANK NO. 1 (EXTERIOR)

Mr. Lesikar updated the Board on the status of the rehabilitation of ground storage tank no. 2 (interior and exterior) and ground storage tank no. 1 (exterior) project, as reflected in his report.

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

Mr. Lesikar stated that there were no updates to the District's CIP or the joint CIP with HC 412 at this time.

COMMERCIAL DEVELOPMENT AND DISTRICT PLAN REVIEW

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

UPDATE ON DEVELOPMENT OF GIS ASSET MANAGEMENT SYSTEM

The Board deferred discussion on this agenda item.

UTILITY COMMITMENT LETTERS

Mr. Lesikar stated that the District previously issued a utility commitment letter to Fein for an approximately 17-acre tract intended to be developed as a multi-family residential development. He stated that Fein is requesting a two-year extension of the utility commitment letter. Mr. Fein addressed the Board regarding the request and discussed the future development plans for the tract.

After review and discussion, Director Bell moved to approve the two-year extension of the utility commitment letter. Director McGowen seconded the motion, which passed unanimously.

OTHER ENGINEERING MATTERS

There was no discussion on this agenda item.

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

DEEDS AND EASEMENTS

Ms. Cone stated that the District accepted certain utility easements from LH Groves, LLC and CF CSLK Groves LLC that are located on Read King property. She then reviewed the terms of a proposed letter agreement with RK Groves, LLC regarding allowable encroachments within the utility easements 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 Badu moved to approve the letter agreement with RK Groves, LLC and direct that it be filed appropriately and retained in the District's official records. Director McGowen seconded the motion, which passed unanimously.

LANDSCAPING REPORT

Ms. Weems reviewed the landscape architect's report, a copy of which is attached.

LANDSCAPING IMPROVEMENTS TO TRANQUILITY GROVE DRIVE CUL-DE-SAC

Ms. Weems updated the Board on the status of the landscaping improvements to Tranquility Grove Drive cul-de-sac project. She reviewed and recommended approval of Pay Estimate No. 2 in the amount of \$8,436.41, submitted by Landecor Landscaping Services ("Landecor").

Ms. Weems stated that Landecor has already conducted the turnover meeting with The Groves Community Association ("HOA") for the project and Landecor has requested that the District turnover the project to the HOA prior to the maintenance period included in the construction contract. She stated that Landecor will credit the District in the amount of \$3,520.00 for two months' worth of maintenance expense for the project.

After review and discussion, Director McGowen moved to (1) approve Pay Estimate No. 2 in the amount of \$8,436.41 to Landecor, as recommended; and (2) authorize the early turnover of the landscaping improvements to Tranquility Grove Drive cul-de-sac project to the HOA in consideration for a credit in the amount of \$3,520.00 from the contractor. Director Turner seconded the motion, which passed unanimously.

LANDSCAPING IMPROVEMENTS TO MADERA RUN PARKWAY

Ms. Weems reviewed an exhibit of the sections of Madera Run Parkway being considered for potential landscaping improvements, a copy of which is attached. After discussion, the Board concurred with proposed areas of landscaping improvements on Madera Run Parkway.

Ms. Weems stated that TBG submitted a project application to Harris County Precinct 3 for the sidewalk portion of the Madera Run Parkway landscaping improvements project.

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

REPORT ON DEVELOPMENT

Ms. Drackett updated the Board on the status of the Read King retail development.

DISTRICT ACTION ITEMS LIST

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

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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